

EXISTING HOUSING ELEMENT

The City of Gridley is currently reviewing its existing housing element. The review is being conducted in accordance with the requirements of the Housing Element Law, which was enacted in 1992. The review is being conducted in order to ensure that the housing element is up-to-date and reflects the current needs of the community.

The review is being conducted in a number of steps. The first step is to conduct a comprehensive review of the existing housing element. This will involve reviewing the data and information that was used to develop the existing housing element, as well as reviewing the current needs of the community. The second step is to develop a new housing element that reflects the current needs of the community.

This document provides information about the existing housing element.

The existing housing element was developed in 1992. It was based on the data and information that was available at that time. Since 1992, there have been significant changes in the community. The population has grown, and there has been a significant increase in the number of households. The existing housing element does not reflect these changes, and it is therefore necessary to update it.

The new housing element will take into account the current needs of the community. It will also take into account the changes in the community that have occurred since 1992. The new housing element will be developed in a number of steps.

The first step is to conduct a comprehensive review of the existing housing element. This will involve reviewing the data and information that was used to develop the existing housing element, as well as reviewing the current needs of the community. The second step is to develop a new housing element that reflects the current needs of the community.

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Housing Element

Adopted July 6, 1992
Amended May 3, 1993
Amended April 4, 1994

City of Gridley

GRIDLEY HOUSING ELEMENT

INTRODUCTION

This Housing Element has been prepared according to the requirements of State planning law. It is designed to serve as a guide for local officials, property owners, and citizens in providing for housing needs in the City of Gridley for the 1992-1997 planning period.

This document provides information about:

- The ethnic, social, physical, and economic characteristics of Gridley's existing and projected population;
- Characteristics of Gridley's existing housing stock;
- Resources and constraints to the development of housing in Gridley in numbers and characteristics adequate to meet the needs of all existing and anticipated local households;
- Actions which the City of Gridley will take to facilitate providing for identified housing needs, and time schedules and parties responsible for taking those actions.

BACKGROUND

Gridley is a farm-oriented community located on Highway 99 thirty miles south of Chico and seventeen miles north of Marysville/Yuba City. The community values its rural life-style, and has maintained its historically slow rate of growth through the 1980's. However rising land prices and environmental constraints associated with very rapid growth in Chico and the Marysville/Yuba City area have focused attention on the potential attributes of development in Gridley.

Gridley's anticipated housing needs for the 1992-1997 planning period, and the City's estimated capability to provide for those needs, are summarized briefly in this introduction.

PROJECTED GROWTH AND HOUSING DEMAND

Gridley's population grew at an annual average rate of 1.52% between 1980 and 1990, while the number of housing units increased at a lower annual rate of 1.0%. In 1991, the City's population was estimated to be 4703.

The City of Gridley has determined that a 2% annual average growth rate should be utilized for planning purposes. That rate of growth will result in the incremental increase in population and households identified in Table 1.

TABLE 1

**GRIDLEY'S PROJECTED POPULATION GROWTH
AT AN ANNUAL AVERAGE RATE OF 2%
1990 THROUGH 2010**

Parameter:	YEAR 1990	YEAR 1995	YEAR 2000	YEAR 2005	YEAR 2010
Total Population:	4,631	5,113	5,645	6,233	6,881
Increased Population: (From 1990)	0	482	1,014	1,602	2,250
Increased Dwelling Units (From 1990) *	0	178	374	592	831
5-Yr Ave. No. of New Dwelling Units/Year:		36	39	44	48
Pop. Distribution:					
% "Existing" (1990)	100%	91%	82%	74%	67%
% "New" (After 1990)	0%	9%	18%	26%	33%

* Based upon 1991 DOF estimate of 2.708 persons per household

The Regional Housing Allocation Plan for Butte County estimates regional housing needs from 1991 through 1997. It indicates that Gridley should plan for construction of enough housing to accommodate a 2.6% growth rate during the 1991-1997 planning period (282 homes x 2.708 persons per household = 764 persons in 6 years = 128 persons per year). The numbers of new homes which should be provided for each of four income groups is described in Table 2.

<p align="center">TABLE 2</p> <p align="center">SUMMARY OF HOUSING GOALS FOR PLANNING PERIOD</p> <p align="center">1991 - 1997</p> <p align="center">(By Income Category)</p>					
Income Category	# New Units	% New Units	Average # New/Yr	Rehab # Units	Conserve # Units*
Very Low	67	28%	11	35	30
Low	49	18%	9	15	30
Moderate	41	15%	7	N/A	30
Above Moderate	120	43%	21	N/A	N/A
TOTAL	277	100%	48	50	90
<p>* Weatherization programs will reduce energy costs and assist in maintaining the affordability of housing. Source: Regional Housing Allocation Plan for Butte County, 1991-1997 Planning Period - Table 5 (adopted June 17, 1992).</p>					

INCOME AND AFFORDABILITY

The median family income for Butte County is relatively low; the Department of Housing and Urban Development (HUD) estimated that in 1991, it was only \$31,400 for a family of four. The rental/purchase price theoretically possible for each of the four income groups in Butte County is identified in Table 3. The cost of providing infrastructure to serve new development in Gridley may preclude construction of housing available to households of all income levels.

TABLE 3
MAXIMUM MONTHLY HOUSING PAYMENTS
AND MAXIMUM PRICE OF PURCHASE HOUSING
AFFORDABLE TO A HOUSEHOLD BY INCOME LEVEL AND FINANCING CHARACTERISTICS
April, 1991

1991 Median Income for Butte County: \$ 31,400 for family of four (HUD)	PERCENT OF MEDIAN HOUSEHOLD INCOME			
	50%	80%	100%	120%
	\$15,700	\$25,100	\$31,400	\$37,700
Affordable Monthly Payment				
@ 25% of gross income	\$ 327	\$ 523	\$ 654	\$ 785
@ 30% of gross income	392	628	785	943
@ 35% of gross income	458	732	916	1,100
Maximum Price of a House @ 30% of Gross Income assuming 30 year fixed-rate mortgage & 10% down *				
@ 8% interest	\$ 59,000	\$ 95,000	\$ 119,000	\$ 143,000
@ 10% interest	50,000	80,000	99,000	120,000
@ 12% interest	42,000	68,000	85,000	102,000
@ 14% interest	37,000	59,000	74,000	88,000

* Price calculations exclude property taxes, insurance, utilities and maintenance

SPECIAL HOUSING NEEDS

Changes in the economic status and other characteristics of Gridley's population in the last decade have resulted in an increasing number of households with special needs. The greatest change appears to be the increase in the number of households overpaying for housing costs.

The number of larger households has increased in conjunction with the increase in the relative proportion of minority households. The average household size and the percentage of overcrowded households have also increased.

The relative proportion of female-headed households has increased. Gridley's population continues to have a relatively high percentage of elderly persons, and an increasing percentage of householders are elderly.

Homeless persons are visible in the surrounding area. Local service groups indicate that the numbers of families seeking assistance with food and utility costs is increasing, which suggests to them that many households are only marginally able to meet housing costs.

AVAILABLE LAND

Gridley has over 139 acres of land zoned for residential development; however, only a few of those acres can be developed without construction of offsite improvements to provide sewer and/or drainage capacity. An estimated 85 apartments (on 4 acres) and another 35 units (on "building lots" in R-1 and MUCZ zones) are virtually the only new housing units which can be provided without construction of substantial improvements to existing infrastructure. Infrastructure constraints are described in the section of this document which describes the "Availability of Municipal Facilities."

Table 4 identifies the amount of land which is theoretically required -- and the amount of land which is actually "available" in terms of zoning and necessary infrastructure -- for construction of the numbers of new houses within the price ranges identified in this summary.

TABLE 4						
RESIDENTIAL LAND REQUIREMENT FOR PLANNING PERIOD 1992-1997						
BASED UPON THE EXPECTATION THAT "AFFORDABLE HOUSING" WILL BE MULTIPLE-FAMILY AND / OR HAVE A DENSITY OF AT LEAST 8 UNITS/ACRE						
June, 1992						
Housing Type	Number of New Units	Possible Zone	Typical Density	Acres Needed ¹	Acres Available ²	Excess / Shortfall
Single Family	120	R-S	3 / Ac	51	0	- 51
	41	R-1	4 / Ac	14	0	- 14
Multiple Family	49	R-2	8 / Ac	8	0	- 8
	67	R-3	15 / Ac	6	4 ³	- 2
TOTALS	277			79	4	- 75
¹ Includes 125% of estimated demand ² "Available" in terms of zoning and availability of infrastructure ³ 24 units will be constructed on 2 acres in 1992; 2 acres remain available (see Figure 13)						

LOCAL CONSTRAINTS TO DEVELOPMENT

Local constraints to development include impediments to implementation of the Master Drainage Plan for the City of Gridley, the cost of providing infrastructure to serve new development, the cost of improved building sites, the scarcity of lots zoned for medium and high density residential uses, and a relatively high number of abandoned residential structures.

EVALUATION OF HOUSING PROGRAMS FOR 1984-1992 PLANNING PERIOD

Gridley's previous Housing Element was adopted in 1984 for the planning period 1984-1989. That same year the City adopted a major revision of its General Plan and zoning ordinances, rezoned much of the City, and prezoned lands surrounding the City.

Pursuant to new State planning law, the goals and objectives adopted in the 1984 Housing Element were extended to July 1992; consequently this evaluation reviews housing program achievements in three major areas for the 1984-1992 period. Those areas are:

- Construction of new housing.
- Rehabilitation of existing housing.
- Other objectives related to providing adequate housing.

This discussion will evaluate separately the relative success of Gridley's programs in each of these major categories, and the implications of actual progress in each category for the new planning period.

CONSTRUCTION OF NEW HOUSING

Goals and Achievements

The Housing Element adopted by Gridley in 1984 expressed the City's reluctance to grow at a rate faster than the comfortable 1.3% increase of the preceding decade. Quantified objectives for new construction were significantly below the "fair share" described in the Regional Housing Allocation Plan for Butte County. However, despite the less ambitious goals, new construction of homes in Gridley during the 1984-1992 planning period was far less than the objectives described by the City, and the new construction which did occur did not provide balanced housing opportunities for all income groups.

Only 118 of the 362 new homes identified in the 1984 Butte County Regional Housing Allocation Plan as Gridley's share were actually constructed in Gridley between 1984 - 1992. Two-thirds of these new homes were provided for very low and low income households. Consequently actual construction for these two income groups exceeded the targeted objectives for the planning period, while new construction for moderate and above moderate income households was far below the targeted objectives.

Table 5 shows the numbers of new homes identified as Gridley's fair share in the 1984 Butte County Regional Housing Allocation Plan. The total number is divided into the four target income groups. The table also shows the number of new homes actually constructed, the number lost, and the net gain for the four income groups in Gridley between 1984 - 1992.

TABLE 5										
NEW HOUSING UNITS GAINED IN 1984-1992 PLANNING PERIOD										
PROJECTED NUMBER AND ACTUAL NUMBER										
Income Category	Projected # Units ¹	Actual Number Constructed			Number Demolished ³			Net Number Units Gained / Lost		
		SF ²	MF	ALL	SF	MF	ALL	SF	MF	ALL
Very Low	26	17	32	49	26	8	34	-9	24	15
Low	43	26	0	26	0	0	0	26	0	26
Moderate	77	33	0	33	0	0	0	33	0	33
Above Moderate	216	10	0	10	0	0	0	10	0	10
TOTALS	362	86	32	118	26	8	34	60	30	84
¹ Source: 1984 Regional Housing Allocation Plan for Butte County. ² Single-family homes are not reserved for any income group except the first buyer. ³ Units not destroyed because of catastrophe are presumed to have been dilapidated.										

Most of the new housing constructed for very low and low income households was built in 1988 and 1989, immediately following approval of two development projects. The new housing for moderate and above moderate income families was constructed at a relatively uniform pace over the planning period on lots created by subdivisions which were approved before the planning period, but which had never fully developed.

Since 1989, the Gridley Planning Department has received many inquiries about local development conditions from individuals expressing interest in constructing housing in Gridley. Local realtors indicate that the demand for housing far exceeds the local supply. However, despite the apparent demand for housing and the apparent interest in providing new housing, only four formal applications for housing developments have been submitted:

1. A 70 unit "retirement park" on 15 acres (on hold);
2. A 136 unit subdivision (later scaled back to 85 units, then to 32 units) on 23 acres (scaled back to 7 acres, on hold);
3. A 115 unit subdivision on 40 acres (on hold);
4. A 24-unit mobilehome park on 5 acres (withdrawn).

All four of these projects proposed to maximize permitted density and make housing available to moderate and/or above moderate

income households. All four became stalled at the pre-hearing stage by the infrastructure limitations described in the section on Availability of Municipal Facilities, and none of the four is being actively pursued as of March, 1992.

Implications for New Planning Period

New Construction Will Be Minimal Without Approval of New Projects

Analysis of new housing constructed during the previous planning period indicates that the only significant construction occurred as a result of the two development applications which were approved during the planning period. As of March, 1992, there are no active applications for new subdivisions or for approval of any other housing development project, despite the City's less restrictive attitude towards growth. Without approval of new development projects, the potential for construction of new housing in Gridley for the 1992-1997 planning period will be limited to the 120 (approximate) potential "in-fill" units described in this section.

Construction of new single-family homes in Gridley will be limited to replacement of dilapidated homes and/or development of about a dozen remaining building lot sites whose owners are willing to sell them, unless a new subdivision is approved.

Construction of 24 apartments available to very low and low income households will occur in 1992 as a result of buildout of the Gridley Springs Apartment project which was approved during the previous planning period. The first 32 units were funded by Farmers Home Administration (FmHA), but that agency did not approve funding for the remaining 24, or for several other projects proposed during the planning period. The 24 units of Phase II will be constructed with Proposition 84 funding. It appears that competition between jurisdictions may preclude additional government funding for another project in Gridley during the 1992-1997 planning period.

Four contiguous properties with approximately five acres of total area were rezoned in 1988 to permit multiple-family housing, and infrastructure is available to all four sites. The 56-unit Gridley Springs Apartments complex will occupy three acres; the other two acres remain undeveloped (see Figure 13). The present zoning of the two remaining properties would permit construction of an additional 30 apartments, and in 1989 a project was supposedly being designed. However a local realtor indicates that local rents are too low (see Table 45) and that changes in tax laws have reduced incentives to construct and manage apartments for moderate and above moderate income households. The cost of this land is evidently too high for construction of lower income housing (see discussion on "Cost of Land").

Infrastructure Constraints Persist

Tables 6 and 7 provide a chronological history of Gridley's subdivision and multiple-family development project applications, approved and unapproved, between 1950 and the present. Review of the tables indicates that the two projects approved during the previous planning period are the only projects which have been approved since 1981, and that the approval process for the 43-unit subdivision took 5 years. The figures included in this document provide insight into why development is so difficult in Gridley by illustrating the magnitude of the infrastructure problems afflicting most developable properties in the City.

Gridley's infrastructure problems began to seriously impact development as early as 1977, when several joint annexation /subdivision projects were approved. The rapid succession of applications and approvals triggered concerns about providing for adequate traffic circulation, drainage, and sewage treatment. The General Plan had to be updated to include the annexed areas, and several other major planning activities were initiated in response to local growth concerns.

At that time, most of the City was zoned "G-1," which permitted a broad variety of uses upon approval of a use permit. A growth committee undertook the task of determining what areas were best suited for residential development of various densities, and where commercial and manufacturing growth should be allowed. A series of environmental impact reports was prepared on the recommendations of the Committee, and a drainage study was also prepared. A new sewer treatment plant was constructed on a new site with grant funding.

The studies continued until 1984, at which time a General Plan and a new zoning map were adopted. The zoning map replaced all of the former G-1 zones with a use-specific designation, and it also rezoned many properties contiguous to the City as an "urban reserve area." In 1985, Butte County LAFCo adopted the urban reserve area as Gridley's Sphere of Influence.

Gridley started the 1984-1992 planning period with a better understanding of its infrastructure problems. But the understanding gained by almost 8 years of study did not result in significant new construction, because by 1984, almost every location which could easily be served by existing facilities -- and which was impacted least by the criss-crossing network of large ditches and canals -- had already been developed.

Development of almost any of the remaining "available" properties in Gridley may exceed the capacity of the existing sewer collection system and/or the drainage disposal systems. The mechanism for providing increased capacity is either

TABLE 6
SUBDIVISION APPLICATIONS
1950-1991

Unapproved applications are shaded

Name of Subdivision	Date Submitted	Other Permits	Approved	# Lots	Density	Income ¹ Category	Homes Built
Ayers	(County)	(Annex 1974)	1950's	21	4 /ac	(Homes Moved In)	(1953)
Rancho de Las Plumas	1954	Annex	1954	31	5 /ac	(Owner-Built)	1955 1978
Meadow Vista	1954	(Annex 1951)	1954	63	7 /ac	(Developer-Built)	1954- 1978
VanDemark	1965	Annex	1965	23	5 /ac	Above Moderate	1966- (1left)
Butte View Estates	1966	Annex	?	?	?	Above Moderate	Expired
Butte View Estates Unit I	1966	None	1966	24	1.5/ac	Above Moderate	1966- 1980
Fairview Estates	1977	None	No	32	4 /ac	Moderate	None
Liberty Estates	1977	Annex	1977	75	5 /ac	Very Low / Low	1977
West Side Estates	1977	Annex	1977	61	3.2/ac	Moderate / Above	Expired
West Side Estates Unit I	--	--	1978	17	3.2/ac	Above Moderate	1978- 1991
Ban Ranch	1978	Annex	1980	104	2.8/ac	Moderate/ Above	Phased, Expired
Dunning Estates	1978	Annex	1980	55	3.5/ac	Moderate/ Above	Expired
Pheasant Run	1981	none	1981	64	6 /ac	Very Low / Low	1982- 1983
Tierra Del Sol	1983	Annex	1987	45	4.5/ac	Very Low / low	1988- (2left)
Bozzo Estates	1989	Rezone	No	136 (85)	3.5/ac	(Moderate)	None
Bozzo Estates Phase I	1990	None	Not "Filed"	32	3.5/ac	(Moderate)	
Prune Yard	1991	None	Not "Filed"	115	3 /ac	Moderate / Above	Was Ban Ranch

¹ Except for very low and low income, designation of income category is a broad estimate

TABLE 7
MULTIPLE-FAMILY DEVELOPMENT APPLICATIONS *
1950 - 1991

Name	Applied	Other Permit	Year Approved	Number Units	Density	# Bedrooms			Income Level	Built
						1	2	3		
Butte Co. Housing Authority	Unknown	Title 34 / Annex	Annex 1956	50	18 /ac 5 /ac	8	18	17 6 1	Very Low / Low	1958-1966
Westwood Manor (OhioSt)	1971	Use Permit	1974	8	30 /ac	--	8	--	Mod.	1976
Haskell Apts (Phase I)	1971	Rezone	1971	24	20 /ac	24	--	--	Very Low / Low	1971
Rice Mobilehome Park	1973	Use Permit	1973	171	Became Pheasant Run Subdivision: Constructed 1982-1983					
Haskell Apts (Phase II)	1976	?	1976	24	20 /ac	24	--	--	Very Low / Mod.	1977
Retirement (Convalescent)	1976	Use Permit	1976	30	N/A	30	--	--	Very Low / Mod.	No
The Oaks (Seniors) (Phase I)	1979	Rezone / Annex (R-3)	1980	46	11 /ac	45	1	--	Very Low / Low	1980
Wilson Street Condos	1979	Use Permit	1980	10	Never constructed: 0.5 acres of R-3 still vacant (see Figure 1)					
The Oaks (Seniors) (Phase II)	1981	Use Permit	1981	10	11 /ac	10	--	--	Very Low / Low	1982
CHIP Duplexes	1982	Rezone / Annex	--	47	Became Tierra Del Sol Subdivision: Constructed 1988 - 1992					
Gridley Springs (Phase I)	1988	Rezone (R-3)	1989	32	14 /ac	15	18	2	Very Low / Low	1989
Gridley Springs (Phase II)	1988	None	1989	24	14 /ac	--	12	12	Very Low / Low	1992
Dunning Retirement Park	1989	Rezone	Hold	70	New proposal for expired Dunning Estates Subdivision					
Roofree Apartments	1989	None Needed	No Applic	36	Two acres zoned R-3 still vacant.					
Total Units (Const) 218										
* Applications submitted for more than 4 dwelling units. Unapproved applications are shaded										

unidentified, unaccepted (see the section describing Government Constraints, Irrigation and Drainage Districts), and/or too expensive to be constructed in conjunction with development of any one single property.

In 1988, the City updated its Master Drainage Plan for the Gridley urban area, and established a fee schedule to generate funding for construction of proposed improvements to increase the capacity of the existing drainage system. However, the feasibility of implementing the Master Drainage Plan is not established, the fees will pay for only a portion of the construction costs, and the improvements must be constructed prior to development of most "available" properties.

The City has recently obtained funding to identify and address obstacles to implementation of the Master Drainage Plan. The information obtained from the new studies to be undertaken in 1992 should substantially shorten the review process for projects proposing to construct the offsite improvements which are identified in the Master Drainage Plan. A description of the studies is provided in the Appendix.

However, streamlining the review process will not reduce the cost of actually providing adequate sewer and drainage services to undeveloped properties in Gridley. Consequently, Gridley proposes to revise its action program for the new planning period.

Proposed Program Changes: The Planning Commission and City Council propose to reduce the per unit cost of providing new infrastructure by reducing Gridley's minimum permitted lot size for single-family homes, and by assisting with the construction of infrastructure in at least one area of town (programs g & q).

In late 1991, an application was submitted to prezone and annex to the City a 76 acre property which is not presently within Gridley's Sphere of Influence. The applicant has requested a "medium density" general plan land use designation for the property, but has not yet submitted a specific development proposal. The application is presently on hold. Approval of the request by the City and by LAFCo would make construction of up to 600 additional homes theoretically possible.

Based upon Gridley's previous growth record, 600 homes would not be absorbed for decades. However, just prior to the present recession, Gridley caught the attention of developers hoping to provide housing for commuters working in Chico and the Marysville/Yuba City area. It is therefore reasonable to expect that, if housing were readily available in Gridley, commuting households would locate in the City and significantly increase its historic rate of growth.

REHABILITATION OF EXISTING HOUSING

Goals and Achievements

Table 8 provides information about funds that Gridley has received for purposes of rehabilitating existing housing. The table also indicates the City's rehabilitation objectives and achievements with respect to use of the funds.

TABLE 8			
FUNDS COMMITTED TO REHABILITATION OF HOUSING			
1987 - 1992			
Source of Funds/Year	Amount of Funds	Objective for Numbers of Units Rehabilitated	Actual Number of Units Rehabilitated
1987 CDBG ¹	\$ 345,000	22	23
1989 CDBG	\$ 465,000	26	24
1990 SRRP ²	\$ 94,740	12	9
1991 CDBG	\$ 465,000	24	(funds available soon)
Total All Sources	\$1,369,740	84	56
¹ Community Development Block Grant			
² State Rental Rehabilitation Program: only \$24,708 expended, due to lack of participation.			

The use of the 1987 and 1989 Community Development Block Grant (CDBG) funds, in terms of the type of financial assistance provided to qualifying households, is shown on Tables 9 and 10.

TABLE 9			
FUNDS MADE AVAILABLE FOR REHABILITATION OF HOUSING BY TYPE OF ASSISTANCE			
1987 CDBG			
Type of Funding	Total Number of Awards *	Total Value of Awards	Average Value of Award
Grants	9	\$ 23,533.91	\$ 2,615
Deferred Loans	20	\$ 233,141.05	\$ 11,657
Amortized Loans	4	\$ 61,835.50	\$ 15,459
Total All Awards	33	\$ 318,510.46	\$ 9,652
* Some households received funds in more than one form.			

TABLE 10
FUNDS MADE AVAILABLE FOR REHABILITATION OF HOUSING
BY TYPE OF ASSISTANCE
1989 CDBG

Type of Funding	Total Number of Awards *	Total Value of Awards	Average Value of Award
Grant	0	\$ 0	\$ 0
Deferred Loans	18	\$ 294,805.00	\$ 16,380
Amortized Loans	7	\$ 135,506.00	\$ 19,360
Total All Awards	25	\$ 430,311.00	\$ 17,212

* Some households received funds in more than one form.

Table 11 shows the total annual expenditures of Gridley's housing rehabilitation program, and the annual achievements of the program in terms of the number of houses that were rehabilitated. Table 12 shows the characteristics of the households which have benefitted because of the program.

TABLE 11
ANNUAL HOUSING REHABILITATION ASSISTANCE ¹
PROVIDED THROUGH MARCH, 1992

Year	Number of Units Rehabilitated	Total Amount of Funds Expended	Average Cost per Dwelling
1988	10	\$ 118,855	\$ 11,885
1989	13	\$ 199,655	\$ 15,360
1990	9	\$ 154,086	\$ 17,120
1991	4	\$ 70,725	\$ 17,680
1992	20	\$ 230,208	\$ 11,510
TOTAL	56	\$ 773,529 ²	\$ 13,815

¹ Most assistance is in the form of low interest, long term loans; a very few qualifying households received grants (see Tables 9 and 10).

² Total includes \$24,708 of State Rental Rehabilitation Program expenditures.

TABLE 12										
CHARACTERISTICS OF HOUSEHOLDS BENEFITING FROM GRIDLEY'S REHABILITATION PROGRAM 1988 THROUGH MARCH, 1992										
Funds	Total # of Units ¹	Very Low Income	Low Income	Unit Owner Occupied	Person ≥ 65	Female Head of House	1 Person Only	4 + Persons	Expand Unit	Unit On Housing Survey
CDBG	47	21	26	41	29	27	28	3	2	30
SRRP	9	6	3	0	2	6	4	0	0	7
All	56	27	29	41	31	33	32	3	2	37
¹ Total may differ from number of rehabilitation projects listed on other tables, because some units have received more than one form of financial assistance. ² The dwelling was identified on one of the previous housing condition surveys as being in need of rehabilitation. Results of the housing condition surveys are provided in the section describing Gridley's Housing Stock Characteristics.										

Implications for the New Planning Period

So far, continuation of the housing rehabilitation program has depended upon receiving new grants. Should no new grants be received, the program will slow down; however, repayment of previous loans into a revolving loan fund will make monies available for a smaller-scale program. The balance of funds in the revolving loan fund as of March 1, 1992, is listed as "Income from Previous Loans" on Table 13. The quantified objectives for the housing rehabilitation program for the 1992-1997 planning period, as described in the Program section, have been adopted in anticipation of applying for and receiving additional funding assistance from the CDBG or similar program.

TABLE 13	
STATUS OF FUNDS AVAILABLE FOR REHABILITATION OF HOUSING	
MARCH, 1992	
Status of Funds	Balance of Funds
Income from Previous Loans ¹	\$ 33,457
Uncommitted Funds: 1991 CDBG	\$ 465,000
Outstanding Loans: ² 1987 CDBG	\$ 260,000
1989 CDBG	\$ 430,311
Recycled Program Income: ³	\$ 35,000
Total of All Funds ²	\$1,223,768
¹ Includes \$45,880.31 from 1985 CDBG which paid for infrastructure construction (Chico-San) ² Totals are general approximation, and do not include interest owed. ³ Includes reinvested program income; total is approximate and does not include interest.	

The tables in this section show that Gridley has achieved its objectives in terms of the numbers of houses and the types of households which have been assisted during the previous planning period. However, staff has determined that several factors deserve additional attention in the next planning period. Those factors are:

1. There appears to be little consistency in the evaluation of housing from one housing condition survey to another, as evidenced by computerization of the 1983 and 1989 survey results. The lack of consistency makes it difficult to determine the actual extent of Gridley's rehabilitation needs.
2. Many houses which have been rehabilitated were not identified on the surveys as being in need of repair. This fact indicates that:
 - The need for rehabilitation is greater than is established by the housing condition surveys. Gridley's housing rehabilitation specialist notes that many homes benefiting from the program have had termite damage, and that such damage is not readily apparent from a visual inspection of the exterior of the house.
 - Although Gridley's program has improved the condition of the City's housing stock, it could do more to preserve units most at risk of being lost. The 1986 and 1989 surveys apparently did not include the condition of vacant units, some of which were vacant because they needed repair or replacement.
3. Community participation in the State Rental Rehabilitation Program (SRRP) was very disappointing. Some property owners were reluctant to commit to an affirmative marketing program, and others were unable to provide the required matching funds. Additional public education efforts may have facilitated participation in the program, but the very short time frame from award of the grant to closure, reduced the amount of time available for such efforts.

Proposed Program Changes: A new housing condition survey will be conducted by fall, 1992. Information from previous surveys and from other records (such as health and safety complaints) will be made available to the surveyors. The results of the new survey will be computerized and compared with the results of previous surveys. As soon as the new survey information is available, owners of homes most badly in need of rehabilitation will be contacted and encouraged to participate in the program (see programs c & e).

OTHER HOUSING PROGRAMS: GOALS AND ACHIEVEMENTS - IMPLICATIONS

Many of the goals and objectives adopted for the planning period 1984-1992 were not quantified and/or required no specific action by the City. This evaluation of Gridley's relative success in achieving its goals includes only those objectives which can be measured.

1. Rely on a combination of market incentives and public funding to provide housing for all needs.

The unassisted market has provided very little housing for moderate to above moderate income housing, although these households would apparently like to locate in Gridley.

Proposed Program Changes: Reduce the per unit cost of infrastructure, as described in the Program section of this document (see programs g, h and q).

2. Permit manufactured homes.

Individual manufactured and mobile homes are permitted on single lots in all residential zoning districts, if these homes are placed upon a permanent foundation. Very few have been placed upon existing lots. That may be because very few developable lots served by public infrastructure are readily available. It is expected that, as more lots are made available, there will be greater use of this option.

Proposed Program Changes: None.

3. Preserve quality of existing housing.

Gridley's rehabilitation program has been quite successful. It is discussed earlier in this section.

Proposed Program Changes: Target the dwellings most in need of rehabilitation for funding assistance or replacement (see program e).

4. Coordinate (limit) growth to avoid imbalance of demand and supply.

In the last planning period, demand exceeded supply. In the new planning period, Gridley would like to see growth increase to 2% annually.

Proposed Program Changes: Delete growth-restrictive policies from the General Plan Land Use Element; facilitate construction of infrastructure as described in the Program section of this document (programs g, h, m and q).

5. Zone land to provide holding capacity.

Present zoning provides sufficient capacity for development of housing during the planning period and beyond, although very little of that land is available for medium and high density development (compare Figure 2 and Tables 45 and 46, with Table 4).

Proposed Program Changes: Rezone additional land for medium and high density development, as described in the Program section of this document (program h).

6. Make use of public funds and private resources to provide for non-market rate housing. Encourage reductions in the cost of homes and of home maintenance so more people can afford their own home without assistance.

- The previous Element identified a need to provide for a mobilehome park in Gridley. Although the City's zoning regulations permit mobilehome parks upon approval of a use permit, and two applications for parks were submitted during the planning period, infrastructure constraints apparently discouraged the applicants from pursuing approval of the projects.

During the preliminary review of the mobilehome park applications, the City became aware that its development standards for mobilehome parks are not consistent with state requirements.

Proposed Program Changes: Facilitate construction of infrastructure, as described in the Program section. Revise mobilehome park development standards to be consistent with State requirements (programs j and q).

- A density bonus was established according to State requirements. The program allowed construction of an additional 3 units in Phase I of Gridley Springs Apartments (constructed in 1988). Shortly after approval of the density bonus for the project, the City formally increased permitted density, as described below. More recently, the State has revised density bonus requirements.

In 1991, Gridley adopted a Mixed Use Combining Zone. The zone is intended to permit and encourage integration of housing types (in terms of attached and detached homes, and in terms of housing for various income groups). The zone can be used to provide a density bonus in exchange for integrated types of housing.

Proposed Program Changes: Revise density bonus program to conform to State requirements (program o).

- Gridley increased maximum permitted density in areas designated for high density residential development from 12 to 15 units per acre. However there was only one high density, multiple-family project initiated during the planning period, and it is reserved for very low to low income households.

Land is available with infrastructure and zoning to permit construction of apartments, and local realtors indicate there is demand for rentals available to households of all income levels.

Proposed Program Changes: Promote construction of apartments available to households of all income levels by revising policies in the Land Use Element which would require that 75% of new housing be single-family, and by providing additional sites, as described in the Program section of this document (program m).

- Gridley permits "second units" in single-family residential zones, but only 3 were "permitted" during the planning period, and none involved new construction. It appears there may be a lack of awareness -- or a lack of interest -- in the potential advantages of second units to a property owner. Gridley has a high percentage of elderly homeowners, and they may be fearful of encumbrances associated with new construction and management of a rental.

Proposed Program Changes: Gridley will promote construction of second units by generating public awareness that such units are possible (program p).

- 7. Work towards removing governmental restraints to provide adequate housing for all Gridley residents.
- The City proposed to -- and did -- identify basic sewer and drainage improvements which can provide capacity to serve new development in most areas of the City, and a fee schedule has been established to provide partial revenue for most of the drainage improvements. However, the fees which will be generated will not pay the full cost of construction of the improvements, and no funding mechanisms have been established to reduce the financial burden which will befall the first proposed development which exceeds the limited capacity of the existing system.

Grant assistance was awarded during the planning period for construction of improvements to serve development of single-family homes for very low and low income households. Additional funding may be available under similar circumstances.

Proposed Program Changes: Facilitate construction of infrastructure by reducing the minimum permitted lot size for some single-family homes, and by assisting with construction of infrastructure as described in the Program section of this document (programs g and q).

- Development standards were relaxed to permit greater lot coverage and smaller rear yard setbacks on existing lots. Standards for minimum lot size and lot frontage were made more flexible so that maximum permitted density can be achieved when subdividing properties constrained by such irregular features as open ditches.

Proposed Program Changes: Undertake a comprehensive review of development policies to assure that adopted policy remains consistent with adopted objectives (program u).

- A new mixed-use combining zoning district was adopted and applied to the zoning map to reduce the large number of nonconforming dwellings created by the 1984 rezone of the entire City. The remaining number of units which can't be reconstructed or even substantially rehabilitated as presently zoned is identified on Table 42.

Proposed Program Changes: None.

POPULATION CHARACTERISTICS

The community of Gridley will be described here in terms of the characteristics which relate to housing needs:

POPULATION AND RATE OF POPULATION INCREASE

Gridley's population as of January, 1992 was estimated to be 4741 (DOF).

From Tables 14 through 17, it can be seen that Gridley has maintained an average annual growth rate of 1.5% or less for four decades. It can also be seen that Gridley continues to grow significantly more slowly than most other jurisdictions within Butte County.

TABLE 14 GRIDLEY POPULATION GROWTH 1990 - 1997								
Year	1990	1991	1992	1993	1994	1995	1996	1997
Population	4631	4703	4741					
% Annual Change	--	1.6%	0.8%					
Source: Department of Finance								

TABLE 15 GRIDLEY POPULATION GROWTH 1930-1990							
Year	1930	1940	1950	1960	1970	1980	1990
Total Population	1800	2338	3054	3343	3534	3982	4631
% Decade Change	--	30%	31%	9%	6%	13%	16%
% Annual Change *	--	2.65%	2.71%	0.91%	0.56%	1.20%	1.52%
* Average Annual Change for the Decade Source: U.S. Census							

TABLE 16
GRIDLEY POPULATION GROWTH
COMPARED TO BUTTE COUNTY AND CALIFORNIA
1970-1990

Jurisdiction	1970 Population	Increase to 1980		1980 Population	Increase to 1990		1990 Population
		Overall	Annual		Overall	Annual	
California	20,058,103	18.0%	1.67%	23,668,582	26.0%	2.32%	29,760,021
Butte County	101,969	41.1%	3.5%	143,851	27.3%	2.39%	182,120
Gridley CDD	7,808	13.2%	1.2%	8,836	7.5%	0.73%	9,499
Gridley City	3,534	12.7%	1.2%	3,982	16.0%	1.52%	4,631

Source: U.S. Census

TABLE 17
POPULATION CHANGE (1980-1991)
BUTTE COUNTY JURISDICTIONS

Jurisdiction	1980 Population	% County Population	1991 Population	% County Population	% Change Population
Biggs	1,413	1.0%	1,652	1.0%	16.9%
Chico	26,603	18.5%	41,912	22.4%	57.5%
Gridley	3,982	2.7%	4,703	2.5%	18.1%
Oroville	8,683	6.0%	12,302	6.6%	41.7%
Paradise	22,571	15.7%	25,823	13.7%	14.4%
Unincorporated	80,599	56.0%	100,338	53.8%	24.5%
Butte County	143,851	100.0%	186,730	100.0%	29.8%

Source: Regional Housing Allocation Plan for Butte County for 1991-1997, Table 6

ETHNIC BACKGROUND

Table 18 shows that Gridley's minority population is growing significantly, particularly its population of Hispanics and Asians. U.S. Census information indicates that the minority populations are distributed throughout the City, but they are somewhat concentrated in particular areas (see Appendix for Census Tract Block Group information). In 1990, tenure did not vary much by ethnic background, except that a significantly higher percentage of American Indians were renters, as is shown on Table 42.

TABLE 18
POPULATION DISTRIBUTION BY RACE AND ETHNIC BACKGROUND
1980 and 1990

POPULATION	GRIDLEY, 1980		GRIDLEY, 1990		BUTTE CO	STATE
	People	Percent	People	Percent	Percent	Percent
Total	3982	--	4631	--	(1990)	(1990)
White	3323	83.5%	3369	72.7%	90.7%	68.9%
Black	3	0.1%	27	0.6%	1.3%	7.4%
American Indian +	30	0.8%	82	1.8%	1.8%	0.8%
Asian Indian +	44	1.1%	244	5.3%	2.8%	9.6%
Other	580	14.6%	909	19.6%	3.3%	13.2%
Hispanic *	683	17.2%	1219	26.3% ¹	7.5%	25.8%

* Persons of Hispanic origin may be of any race.
¹ Former typographical error corrected
Source: 1990 U.S. Census

AGE

Table 19 shows that the percentage of Gridley's population which is over 65 years of age remains relatively high (18% in 1990), and the percentage of minor children is increasing (30% in 1990). The proportion of elderly and minors in Gridley's population continues to be higher than the average for the County, and significantly higher than the average for the State.

TABLE 19
POPULATION AGE DISTRIBUTION
1980 and 1990

AGE	Gridley		Butte County		California	
	1980	1990	1980	1990	1980	1990
0-17	28%	30%	23%	24%	27%	25%
18-64	53%	52%	62%	59%	63%	64%
65 +	19%	18%	15%	17%	10%	11%

Source: U.S. Census

HOUSEHOLDS AND HOUSEHOLD SIZE

Although for general planning purposes it is essential to know the total population, for housing needs assessment the most valuable piece of data is the number of households and the average number of persons per household.

As Table 20 shows, average household size in Gridley has increased over the last decade. Gridley's larger average household population is consistent with its relatively high percentage of ethnic groups which tend to have large families.

TABLE 20
HOUSEHOLDS AND HOUSEHOLD POPULATION
1980 and 1990

Jurisdiction	1990 Population	1990 Households	Average # Persons 1991	Average # Persons 1980
California	29,760,021	10,381,206	2.79 (1990)	2.68
Butte Co	186,730	73,134	2.490	2.46
Gridley City	4,703	1,730	2.708	2.56
Gridley CDD	9,499	3,322	2.830 (1990)	2.81
Biggs	1,652	539	3.065	2.85
Chico	41,912	16,199	2.405	2.46
Oroville	12,302	4,591	2.539	2.25
Paradise	25,823	11,178	2.269	2.31
Unincorporated	100,338	38,897	2.556	N/A

Source: Regional Housing Allocation Plan for Butte County for 1991-1997, Table 11.

HOUSEHOLD TYPE

Table 21 shows that the relative proportion of Gridley's households occupied by non-relatives has increased, while the proportion of households occupied by families has decreased. The percentage of households occupied by only one person has remained fairly constant (about 28% of all households).

The numbers of persons living in group quarters in Gridley was described by the U.S. Census as being 92 in 1980, and only 17 in 1990 (U.S. Census STF1 for 1980 and 1990). In 1992, Gridley advised the Department of Finance that its 1992 group quarter population was 82.

It should be noted that in 1980, Gridley's group quarters included the Valley Oaks Senior Residence and Valley Oaks Nursing Home. In 1990, the U.S. Census Bureau revised its definition of group quarters to exclude retirement communities; consequently, the Valley Oaks Senior Residence was not counted as group quarters.

TABLE 21 GRIDLEY HOUSEHOLDS BY HOUSEHOLD TYPE 1980 and 1990								
TYPE OF HOUSEHOLD	1980 Households		1990 Households		1980 Persons		1990 Persons	
	#	%	#	%	#	%	#	%
All	1522	100%	1719	100%	3982	100%	4631	100%
Families	1053	69%	1110	65%	3367	85%	3982	86%
One Person	422	28%	482	28%	422	11%	482	10%
Non-Related	47	3%	127	7%	101	3%	150	3%
Source: 1980 and 1990 U.S. Census								

EMPLOYMENT

Table 22 shows that in 1980, Gridley had about the same level of unemployment as the County, but a much lower level of employment. This apparent discrepancy was a result of the high percentage of minor and elderly persons in Gridley's population.

Employment data from the 1990 U.S. Census shows a dramatic change in the status of local employment: the percentage of the local population which is categorized as not being in the labor force has decreased significantly. Unfortunately the unemployment rate in Gridley has increased substantially, while the unemployment rate for the County has decreased.

Chico-San is the only new business with a significant number of employees to locate in Gridley since 1980. In March, 1992, Chico-San operated 24-hours daily, and employed about 125 persons for a three-shift schedule. Tri-Valley Growers, one of the City's major employers, expanded its seasonal canning capacity during the last decade, and the number of employees utilized during the food processing season has also grown. However the downtown businesses and agricultural service businesses which have traditionally provided most of the permanent year-round employment in Gridley have declined steadily in the last decade.

TABLE 22
GRIDLEY EMPLOYMENT STATUS ¹
1980 and 1990

EMPLOYMENT STATUS	1980			1990		
	City	Area	Co.	City	Area	Co.
Employed	41.0%	45.0%	56.0%	46.0%	N/A	49.4%
Unemployed	6.5%	7.0%	6.5%	9.4%	N/A	5.2%
Not in Labor Force ²	52.5%	48.0%	37.5%	44.6%	N/A	45.3%

1 1980 Census data did not specify a particular age group; 1990 Census data identifies the workforce as being persons between 16 - 64 years of age.

2 Retired & Miscellaneous Other.

Source: U.S. Census STF 3

EMPLOYMENT BY INDUSTRY / WORK LOCATION / TRAVEL TIME TO WORK

In 1980, Gridley residents worked mainly in the retail trade and agricultural industries, with health and educational services and non-durable goods manufacturing also employing significant proportions of the workforce. As Table 23 shows, in 1990, the percentage of residents employed in agricultural industries, durable goods manufacturing, transportation, and some services (including health services) had increased slightly, while employment in other occupations had decreased. Table 23 also shows that agriculture provides a significantly higher level of employment in Gridley than in the workforce of the County as a whole.

TABLE 23
GRIDLEY EMPLOYMENT BY INDUSTRY ¹
1980 and 1990

INDUSTRY	City of Gridley		Butte Co.
	1980	1990	1990
Agriculture, forestry, fisheries & mining	15.8%	17.6%	6.2%
Construction	3.4%	3.1%	7.4%
Nondurable goods manufacturing	9.0%	7.6%	3.7%
Durable goods manufacturing	7.9%	9.0%	6.4%
Transportation	2.8%	3.2%	2.6%
Communications and other public utilities	2.4%	2.6%	2.8%
Wholesale trade	3.2%	2.5%	2.8%
Retail trade	18.0%	17.6%	20.2%
Finance, insurance, real estate	2.7%	2.8%	5.8%
Business and repair services	5.8%	6.1%	4.7%
Personal, entertainment, recreation services	4.9%	6.8%	5.3%
Health services	6.2%	8.5%	10.3%
Educational services	8.9%	7.8%	12.1%
Other professional and related services	4.4%	2.3%	6.1%
Public administration	4.3%	2.2%	3.6%

¹ Percentage of respondents: in Gridley, 1233 in 1980 and 1553 in 1990.
Source: U.S. Census, STF 3

Tables 24 and 25 compare the numbers of commuting households in Gridley, and the average travel time to work in 1980 and 1990. These tables indicate that there has been a significant increase in the numbers of Gridley residents commuting to surrounding communities to work.

TABLE 24				
WORK LOCATION: CITY OF GRIDLEY 1980 and 1990				
Work Location	# Persons *		% Persons *	
	1980	1990	1980	1990
Live in Gridley and Work in Gridley	588	649	57	43
Work Outside Gridley, but in Butte County	313	489	30	32
Work Outside Butte County	137	380	13	25
Total Responses	1038	1518	100	100
* Number of persons responding. Source: U.S. Census				

TABLE 25				
TRAVEL TIME TO WORK: CITY OF GRIDLEY 1980 and 1990				
Travel Time (in Minutes)	Number of Persons		Percent of Population	
	1980	1990	1980	1990
0 - 4	142	141	12.0%	9.3%
5 - 9	339	317	29.5%	20.9%
10 - 14	206	260	18.0%	17.1%
15 - 19	143	170	12.5%	11.2%
20 - 29	102	264	9.0%	17.4%
30 - 44	155	203	13.5%	13.4%
45 - 59	46	59	4.0%	3.9%
60 +	16	104	1.5%	6.8%
Total Respondents	1149	1518	100 %	100 %
Source: U. S. Census				

HOUSEHOLD INCOME

Table 26 shows that the median income for Gridley households decreased from 90% of the County-wide household median in 1980 to 85% of the County-wide household median in 1990. Table 27 shows that the percentage of very low and low income households in Gridley and County-wide changed relatively little between 1980 and 1990; however for both jurisdictions, the percentage of above moderate income households decreased.

TABLE 26 MEDIAN HOUSEHOLD INCOME, 1980 and 1990		
Jurisdiction	1980	1990
Butte County	\$ 13,012	\$ 22,776
Gridley CDD	\$ 13,901	\$ N/A
Gridley City	\$ 11,736	\$ 19,375
Source: U.S. Census STF #3		

TABLE 27 GRIDLEY INCOME PROFILES 1980 and 1990								
Jurisdiction	Very Low ¹		Other Low ²		Moderate ³		High ⁴	
	1980	1990	1980	1990	1980	1990	1980	1990
Butte County	23%	23%	16%	17%	18%	19%	43%	41%
Gridley CDD ⁴	19%	N/A	13%	N/A	17%	N/A	50%	N/A
City of Gridley	29%	28%	17%	17%	19%	29%	35%	26%
¹ Income of less than 50% of the County median income. ² Income from 50%- 80% of the County median income. ³ Income from 80%-120% of the County median income. ⁴ Income of more than 120% of the County median income. ⁵ 1980 data for this group is from the 1984 RHAP for Butte County, because the actual census data is not available at this office. The 1984 RHAP lists higher percentages of very low and low income households than can be verified by using actual census data.								
Source: 1980 & 1990 U.S. Census; 1984 Regional Housing Allocation Plan (RHAP) for Butte County (1980 Gridley CDD)								

In 1990, the numbers of households in Gridley with incomes under the County median (approximately \$25,000) was substantially greater than the number of households County-wide (68.5% for Gridley, 54.0% for the County). Data in Table 28 provides a comparison of Gridley household income with County income levels on a more incremental basis.

TABLE 28
HOUSEHOLD INCOME FOR GRIDLEY AND BUTTE COUNTY
1990

Income Range (Poverty level in 1990 <= \$11,388)	Gridley	Butte Co.
	Percentage of Households	Percentage of Households
Less than \$ 10,000	22.1%	19.3%
\$ 10,000 to \$ 14,999	15.3%	13.1%
\$ 15,000 to \$ 24,999	31.1%	21.6%
\$ 25,000 to \$ 34,999	13.8%	16.6%
\$ 35,000 to \$ 49,999	9.8%	14.5%
\$ 50,000 to \$ 74,999	5.9%	9.8%
\$ 75,000 and Above	1.9%	5.1%
Source: 1990 U.S. Census		

Table 29 shows that the percentage of households in Gridley living in poverty almost doubled in the last ten years (from 15% to 28%), and increased to twice the ratio for the State. The percentage of Gridley's female-headed households living in poverty in 1990 also increased (from 41% in 1980 to 49% in 1990).

Incredibly, the increased percentage of female-headed households living in poverty in Gridley compares favorably with the Butte County ratio of 53% (but very unfavorably with the Statewide ratio of 36%). Table 29 also indicates that in Gridley particularly, far more non-family households than family households lived in poverty in 1990.

TABLE 29
COMPARATIVE POVERTY STATUS OF GRIDLEY RESIDENTS ¹
1980 and 1990

CATEGORY	City of Gridley		Gridley CDD		Butte County		California	
	1980	1990	1980	1990	1980	1990	1980	1990
Households w children and married couple	N/A	18%	N/A	N/A		15%	N/A	8%
Male HH with children and no spouse	N/A	100%	N/A	N/A		33%	N/A	19%
Female HH w children and no spouse	41%	49%	N/A	N/A		53%	34%	36%
All families	13%	13%	N/A	N/A		14%	9%	10%
All households	15%	28%	N/A	N/A		23%	10%	14%
Total persons	16%	17%	N/A	N/A		19%	11%	13%

¹ Percentages are the percent of the total respondents within the described household type. The 1990 Gridley data is based upon a response from a total of 1360 families. The 1990 poverty level is defined as a household income of \$11,388 or less.
Source: 1980 and 1990 U.S. Census

TABLE 30 A

OVERPAYMENT FOR HOUSING, 1980
Households in Low and Very Low Income Categories Paying Over 25% of Income for Housing

Income Category	Incomes under 80% of 1980 Butte County median income of \$14,700						All Households With Income Under \$11,760 Overpaying		All Households (All Income Groups Categorized on Census)		Revised To 100%
	\$ 0 - \$ 4999		\$ 5000 - \$ 9,999		\$ 10,000 - \$ 11,760						
Tenure	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹	Number	Percent ²	Number ³
Owners	69 of 144	47.9	20 of 143	14.0	17 of 73	23.3	106 of 360	29.4	831	12.8	117
Renters	144 of 160	38.4	118 of 222	31.5	7 of 23	30.4	269 of 411	65.5	604	44.5	269
TOTAL	213	56.8	138	36.8	24	25.0	375	48.6	1435	26.1	386

- 1 Percent of all responding households in same category of income and tenure, as identified in left adjacent column.
 2 Overpaying households as a percent of all respondents of the same tenure.
 3 Percent of all households of same tenure in Gridley in 1980 (owners = 914; renters = 608)
 Source: 1980 U.S. Census STF 3

TABLE 30 B

OVERPAYMENT FOR HOUSING, 1990
Households in Low and Very Low Income Categories Paying Over 25% of Income for Housing

Income Category	Incomes under 80% of 1990 Butte County median of \$22,776				All Households With Income under \$18,220 Overpaying for Housing		All Households (All Income Groups Categorized on Census)		Revised To 100% of HH's
	\$ 0 - \$ 9,999		\$ 10,000 - \$ 18,220						
Tenure	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹	Number	Percent ²	Number ³
Owners	67 of 110	60.9	32 of 195	16.4	99 of 305	32.5	905	10.9	107
Renters	231 of 261	88.5	125 of 163	76.7	356 of 424	84.0	669	53.2	393
TOTAL	298	80.3	157	43.9	455	62.4	1574	28.9	500

- 1 Percent of all responding households in same category of income and tenure, as identified in left adjacent column.
 2 Overpaying households as a percent of all respondents of the same tenure.
 3 Percent of all households of same tenure in Gridley in 1990 (owners = 981; renters = 738)
 Source: 1990 U.S. Census, STF 3

HOUSEHOLDS WITH SPECIAL NEEDS

Households Overpaying for Housing

Background

Data in Tables 30 A and B (tables are on the previous page) indicates that in the last ten years, the percentage of Gridley's very low and low income households overpaying for housing costs increased dramatically (from 48.6% to 62.4%), and that the greatest increase was in households which rent. This increase occurred despite the fact that between 1980 and 1990, 195 new dwelling units were constructed in Gridley for the purpose of providing assistance with housing costs to lower income households (see new construction identified on Table 48).

Local Resources

Local resources available to these households include the 138 dwelling units in Gridley that are reserved for very low and low income households (the units are identified on Table 46), and other dwellings that meet the housing standards of the federal Housing and Urban Development (HUD) Section 8 housing program. The Housing Authority of Butte County (BCHA) administers the Section 8 program for Butte County.

The managers of all of the reserved Gridley housing complexes identified on Table 46 -- except for the BCHA units -- maintain an open waiting list of from 30 to 60 households that want to occupy one of their units. In each of these complexes, an average of only three units per year are vacated and made available to new households. The managers indicate that the waiting lists are updated twice a year, and that most interested applicants list Gridley, Biggs or Live Oak addresses.

In September, 1991, an additional 51 Gridley households (1 Hispanic) received rental assistance from the Section 8 program administered for Butte County by BCHA. The number of Section 8 leases in Gridley fluctuates because a qualifying household is permitted to find its own housing any place in Butte County that a landlord is willing to rent to a tenant under the terms of the Section 8 program. Consequently, Gridley dwellings occupied by an assisted household at any one time will not necessarily remain occupied by very low or low income households.

Any vacant housing units actually owned by BCHA, including the 50 in Gridley identified on Table 47, are also filled from a waiting list of income-qualified applicants. However only one waiting list is maintained for the entire County, which means that the BCHA-owned local units are not available to local households on a first-come, first-serve basis.

Table 31 summarizes how many Gridley households received direct assistance with housing costs in July, 1991.

TABLE 31						
LOWER INCOME HOUSEHOLDS RECEIVING DIRECT ASSISTANCE WITH HOUSING COSTS						
1992 through 1997						
Year	Assisted Rentals Units ¹	HUD ² Section 8 Assistance	Other Assisted Units	All Assisted Households	All Gridley Households ³	% All Households Assisted
1992	138	51 ⁴	0	189	1852	10 %
1993						
1994						
1995						
1996						
1997						
¹ See Table 46. Total does not include Phase II of Gridley Springs Apartments. ² Information provided by Housing Authority of Butte County. ³ Information provided by City of Gridley housing counts. ⁴ September, 1991. Source: Housing Authority of Butte County (BCHA)						

Unmet Local Need

Table 30B indicates that in 1990, 455 households in Gridley (29% of all local households) were paying more than 25% of their annual income for housing.

Table 32 shows that 96 of the applications on BHCA's housing assistance waiting list in June, 1992, were from households listing a Gridley address (it should be noted that a local address is assigned to a significantly larger area than Gridley's incorporated boundary).

TABLE 32

NUMBERS OF APPLICANTS ON BCHA'S HOUSING ASSISTANCE WAITING LIST
HAVING A GRIDLEY ADDRESS

June, 1992

Housing Assistance Type	Number of Bedrooms Requested				Total Applics.
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
Section 8 Program	21	30	17	0	68
BCHA-Owned Units	1	16	7	4	28
Total Applications	22	46	24	4	96

Source: Housing Authority of Butte County (BCHA)

Female-Headed Households**Background**

Table 33 shows that the percentage of female-headed households in Gridley has increased significantly since 1980, although the ratio of those households with related children may have remained fairly constant.

TABLE 33

FEMALE-HEADED HOUSEHOLDS (FeHH)
1980 and 1990

Type of Female Household	1980 City of Gridley		1990 City of Gridley		1990 Butte County	
	% All	% FeHH	% All	% FeHH	% All	% FeHH
All Female-Headed Households	29 %	100%	35%	100%	29%	100%
1 Person HH, Female	19 %	64%	21%	60%	15%	52%
1 Person HH, Female, Age >=65	13 %	(44%)	14%	(41%)	9%	(30%)
Female HH, with Related Child	9 %	32%	9%	26%	7%	24%
Female HH, w/o Related Child	NA	NA	3%	10%	3%	10%
Female HH, with Non-Relative	0.9%	3%	2%	4%	4%	14%

Source: 1990 U.S. Census

According to the U.S. Census, 41% of Gridley households living in poverty in 1980 were female-headed households of more than one person, but no spouse (56 of 135). In 1990, similar female-headed households made up 49% of Gridley households living in poverty (159 of 322 - see Table 29).

Local Resources

Local resources available to low income female-headed households are the same as those identified in the section on households overpaying for housing costs. The manager of Gridley Springs Apartments (Phase I) indicates that about one-half of the households in that complex are female-headed without a spouse. Managers of local elderly apartment complexes indicate that the majority of their tenants are female.

Unmet Local Need

It is likely that many of the households in Gridley that are overpaying for housing costs (as identified on Table 30B) are female-headed households. Managers of the local apartment complexes indicate that at least one-half of the applications on their waiting lists are from these households.

Construction of Phase II of Gridley Springs Apartments in 1992-1993 will provide 24 additional dwellings affordable to local income-qualified female-headed households.

Elderly Households

Background

It is interesting to note that, although the percentage of Gridley's elderly population has decreased slightly in the last decade, the percentage of elderly householders has increased slightly. Table 34 shows that in 1990, 33% of Gridley households had a householder over 65 years of age, and that almost 18% of Gridley households were occupied by an elderly person (over 65) who lives alone.

TABLE 34				
GRIDLEY'S ELDERLY POPULATION				
1980 AND 1990				
Category	City of Gridley 1980	City of Gridley 1990	Butte Co 1990	State 1990
% Population >= 60	25%	22%	22%	14%
% Population >= 65	19%	18%	17%	11%
% All Households with Person >= 65	34%	36%	30%	22%
% All Households, has 1 Person Only, >= 60	19%	20%	13%	9%
% All Households, has 1 Person only, >=65	16%	18%	11%	8%
% All Households, Householder >= 65	32%	33%	28%	19%
% Householder >= 65, Householder Owns	(66%)	(67%)	(83%)	(72%)
Source: 1990 U.S. Census				

A local realtor indicated that his housing sales in the Gridley area during the last two years have been characterized by older people moving into town (presumably to be close to the hospital and medical services), and younger families moving out of town (presumably to provide children with a rural lifestyle).

Many elderly households have limited income, want housing that is generally free from maintenance responsibilities, and need housing close to medical facilities. In Gridley, it is likely that many elderly householders have maintained ownership of their own home because the home is paid for (or was financed so long

ago that payments are low), and therefore their housing costs are less than would be the case if they rented an apartment.

Local Resources

In Gridley, 163 apartments (or beds) are presently specifically reserved for Gridley's elderly population. These units include the Oaks Elderly Housing (55 units), the Haskell Street apartments (48 units), and Valley Oaks Senior Residence (30 rooms with 60 beds). Another 20 one-bedroom apartments in the Gridley Springs and BCHA-owned complexes are usually occupied by elderly.

Valley Oaks Senior Residence is licensed as a board and care facility for up to 60 elderly persons. The facility has 30 rooms with two beds in each room. The rooms have a kitchenette, but no serviceable refrigerators. Current occupancy in the facility, as of March, 1992, was only 28 persons. The manager of the facility attributes the low occupancy to Butte County's Home Health Care Program, which allows the elderly to live in their own homes until they are literally ready to move to a convalescent hospital. She indicates that the Home Health Care Program can not provide the 24-hour level of service which many elderly need.

Monthly rent at the Valley Oaks Senior Residence for occupants supported only by SSI is \$639. This rate is standard state-wide, and allows the occupant to retain \$85 monthly for miscellaneous expenses. Rent for individuals with other sources of income may vary, depending upon whether they want single-room occupancy and other optional services.

The 48-unit, one-bedroom Haskell Street Apartment complex is "reserved" for persons over 50 years of age by adopted policy. Because all of the units have only one bedroom, it is likely that pressure to change this policy will be minimal. This complex has a consistently high ratio of Section 8-assisted single-person senior tenants. The manager indicates that there are usually 10 to 15 names on the complex waiting list, and about 3 units per year are vacated. This complex is older and not as attractive as the Oaks Elderly Housing and Gridley Springs Apartments, which may be why the waiting list for those units is longer.

Unmet Local Need

A spokesperson for BCHA and the managers of Gridley's local apartment complexes indicate that most of their applications for 1-bedroom units are from elderly persons. The combined number of applications for 1-bedroom units in Gridley would seem to be at least 67 (BCHA, 22; Oaks, 30; Haskell Street, 15), although it is likely that any single applicant will be represented on more than one list.

Large Families

Background

Table 35 shows that the numbers of households in Gridley with more than 5 persons increased from 11% to 15% in the last decade, but that the tenure of these households remained constant (47% of over-crowded households were owner-occupied in 1990).

TABLE 35				
LARGE AND OVER-CROWDED HOUSEHOLDS (As a Percentage of All Households)				
1980 and 1990				
Category	City of Gridley		Butte Co	State
	1980	1990	1990	1990
1 or 2 Person Households	63%	58%	64%	55%
1 and 2 Person Households, Owner-Occupied	(57%)	(67%)	(63%)	(54%)
5 + Person Households	11%	15%	9%	14%
5 + Person Households, Owner-Occupied	(63%)	(64%)	(58%)	(53%)
Households with > 1 Person per Room	7%	11%	5%	12%
Households with > 1 Person per Room Owner-Occupied	(47%)	(47%)	(34%)	(29%)
Source: 1980 U.S. Census (1522 Households; 914 Owner-occupied). 1990 U.S. Census (1719 Households; 981 Owner-occupied).				

A comparison of information for the various census tract block groups within the City suggests that the increase in average household size corresponds to the ethnic changes in Gridley's population (see Appendix for census tract block group information).

The 1990 census data also indicates that the number of homes in Gridley with more than 3 bedrooms is greater than the number of households with more than 5 persons. (250 households have five or more persons, while 974 dwellings have 5 or more rooms. 485 of those 974 dwellings have six or more rooms). Consequently, the overcrowding that exists here probably occurs because:

- Low income households may not be able to afford larger dwelling units.
- Gridley has few apartments with more than two bedrooms, and few low income households can buy a home.
- Many of the larger owner-occupied homes in Gridley are presently occupied by 1 or 2 elderly persons whose families have grown and left home.

Local Resources

In Gridley, 26 apartments or duplexes are specifically available to income-qualified households with more than five persons. These units include the 2 three-bedroom units in Gridley Springs Apartments (Phase I), and 24 three- to five-bedroom units in the BCHA-owned complex.

Unmet Local Need

It is likely that many of the households identified on Table 30B as overpaying for housing costs are also overcrowded households. Table 32 indicates that 28 of the households on the waiting list for housing assistance from the Housing Authority of Butte County (BCHA) in June, 1992, requested a dwelling with three or more bedrooms.

Construction of Phase II of the Gridley Springs Apartments in 1992-1993 will provide and reserve an additional 12 three-bedroom units in Gridley for income-qualified large households.

Handicapped

Background

The dramatic increase Table 36 shows in the handicapped population may be due to the (apparent) use of more inclusive categories in the 1990 Census questionnaire. Of the persons identified on Table 36 as having a "mobility or self-care limitation" in 1990, 56% were over 64 years of age.

TABLE 36				
DISABLED PERSONS IN GRIDLEY (Person 16 Years of Age or Older) 1980 and 1990				
Jurisdiction	1980		1990	
	# Persons ¹	% Persons ²	# Persons ³	% Persons ²
City of Gridley	207	6.8%	726	21.3%
Gridley Area CDD	411	7.7%		
Butte County	4088	3.6%	24,268	16.9%
¹ The 1980 Census category is "persons with a transportation disability"				
² Percent of all persons 16 years of age or older.				
³ The 1990 Census category is "persons with a mobility or self-care limitation"				
Source: 1980 and 1990 U.S. Census				

Local Resources

Housing resources available to local handicapped persons include 6 of the units at The Oaks Elderly Apartments and 6 at Gridley Springs Apartments Phase I. An undetermined number of other local dwellings have been retrofitted for accessibility by handicapped persons of all ages.

Unmet Local Need

It is difficult to determine if there is an unmet need in Gridley for these special households. In April, 1992, the Adult Day Health Care Center in Chico had no clients in the Gridley area. A January 28, 1992 report from the Office of Local Assistance to Gridley's two school districts shows that 26 special education students were enrolled in the local elementary school, and 8 were enrolled in the high school (it must be noted that from one-third to one-half of the local district population resides outside the City of Gridley).

Construction of Phase II of the Gridley Springs Apartments in 1992-1993 will provide and reserve an additional 12 fully handicapped-accessible units for income-qualified households.

Farmworkers

Background

In 1974, farmworkers became eligible for unemployment insurance. Since that time the local farm workforce has stabilized as many seasonal workers established permanent residency for their families in locations which provide significant seasonal employment opportunities.

Table 23 indicates that the percentage of Gridley's resident workforce employed in agricultural-related industries has increased slightly in the last decade. That table also indicates that a far greater proportion of farmworkers reside in Gridley than elsewhere in the County (except for Biggs).

Despite greater permanent residency of farmworkers locally, however, the nature of farm work results in a seasonal influx of significant numbers of migrant workers who must travel far enough from their permanently located family that they cannot return home at night. Jurisdictions generally do not have seasonal vacancy rates that match this seasonal influx of workers in need of housing on a temporary basis only. Table 36 shows the seasonal variation in farm employment in Butte County.

TABLE 37
NUMBERS OF FARMWORKERS AND NUMBERS OF APPROVED HOUSING UNITS
IN PORTIONS OF THE SACRAMENTO VALLEY
1986

County	Approved Housing			Total Farmworkers in Peak Month				
	# Units OMS	Other Camps Number	Capacity ²	Total Workers	Regular Workers	Seasonal ³ Workers	Migrant ⁴ Workers	Peak Month ⁴
Shasta	none	3	45	3670	580	3090	(2240)	Oct
Tehama	none	5	249	1450	280	1170	(540)	Oct
Butte	none	14	384	2210	660	1550	(710)	Oct
Glenn	none	0	0	1570	490	1080	(560)	Oct
Colusa	none	6	99	1630	580	1050	(550)	Aug
Sutter	81	17	237	2730	1110	1620	(820)	Aug
Yuba	none	11	484	1540	380	1160	(610)	Aug

¹ Office of Migrant Services, Department of Housing and Community Development

² Page 18 of the sourcebook indicates that "it is believed that a substantial number of the agricultural employee housing is now for year-round workers."

³ Page 18 of the sourcebook indicates that "seasonal worker figures include both local seasonal and migrant farmworkers."

⁴ The portion of "seasonal" workers who are only temporary residents, from Table 2 of the sourcebook.

Source: Migrant Farmworker Housing in California, published by Department of Housing and Community Development, 1986.

In 1980, most farmworkers in Butte County were Hispanic. In 1990, the relative proportion of Hispanics in Gridley's resident population had increased significantly (as shown on Table 18). The Asian population was also noticeably larger in 1990 than in 1980, and more local farms are now Asian-owned.

Local Resources

The Housing Authority of Butte County (BCHA) owns and manages the 129-unit farm labor camp located several miles from the City of Gridley. These units are all only two-bedroom, but they are specifically reserved for households which earn at least \$3835 annually from employment on a farm or from other farm production industries. (Gary Sannar of BCHA notes that, because the income requirement is a baseline rather than a percentage requirement, many "farmworker" households which are very low income households do not qualify for residency at the farm labor camp).

Other local resources available to income-qualified resident farm workers include the local units and programs described in the section on households overpaying for housing.

Housing costs in Gridley are lower than elsewhere in Butte County (as Table 45 shows). Table 42 indicates that housing ownership ratios are slightly higher for Hispanic and Asian households in Gridley than for all households in the City.

Unmet Local Need

According to BCHA, 35 of the 60 applicants on the waiting list for housing at its farm labor camp have a Gridley address. There are few vacancies at the camp each year; consequently these units are not occupied by farmworkers who migrate with their families to Butte County for a portion of the year, and then move their families elsewhere for the remainder of the year.

It is likely that some of the local households overpaying for housing are also resident farmworker households. Many of the households occupying the BCHA-owned units in Gridley and Gridley Springs Apartments -- and many of the applicants on waiting lists for assisted housing -- are Hispanic.

Construction of Phase II of the Gridley Springs Apartments in 1992-1993 will provide an additional 24 units available to and reserved for income-qualified households, including qualified resident farmworkers.

There is no temporary housing in Butte County for migrant farmworkers, except for a limited number of units provided on several farms or by labor contractors located within the County.

Homeless

Background

A representative of Community Action Agency (CAA) of Butte County advises that the homeless can be thought of in terms of three general groups:

- Mentally ill persons (many of whom became homeless when institutions were closed years ago).
- Drug or alcohol abusers.
- Families who can't afford available housing.

Many homeless could be classified in more than one group, but overall, the numbers in each group are about equal.

Homeless individuals whose housing problems are primarily associated with mental illness and/or drug abuse problems may receive temporary shelter assistance from Family Service Association of Butte and Glenn County, which has offices in Chico and Oroville. Family Service Association is a non-profit, multi-function organization which receives State and Federal funding to provide temporary housing for qualifying homeless individuals in Butte County. Qualifying individuals are referred to the organization by various County agencies and service groups, and the Family Service Association may arrange for temporary lodging at hotels in Chico or Oroville.

Homeless individuals or families in Butte County who simply can't afford the housing which is available may receive temporary assistance from the Butte County Community Action Agency (CAA) while waiting for more permanent assistance from other County offices. CAA operates a facility in Chico which can house up to 14 families temporarily in need of housing. The agency provides information about its services to appropriate County government offices and service groups (such as the Salvation Army), and most persons who contact the agency have been referred from these other primary contacts.

The CAA representative indicates that the numbers of families in need of transitional assistance rises and falls in cycles which are at least partially a result of changes in public assistance program legislation. The County welfare services can provide only one month of interim lodging assistance per family, but a family may have to wait as long as two years to be enrolled in the regular housing assistance program.

The representative also noted, however, that economic factors and local regulation can contribute to the numbers of homeless families. For instance:

- Generally high rents and utility bills make most available housing unaffordable to many families who receive welfare housing assistance funds.
- Restrictive policies established by landlords and local government erode the ability of established families to "help their own" through a transitional period.

As examples of restrictive policies which increase the numbers of homeless families, the representative indicated that some local landlords are rigidly limiting "visitation" of family members to two weeks, and some local governments are prohibiting temporary occupancy of trailers or recreational vehicles on lots with permanent residential structures.

Local Resources

The Gridley Emergency Relief Society (GERS), operated by local churches, provides limited emergency lodging assistance. A pastor member says the organization receives as many as 150 requests for lodging yearly, but grants only 30-40 of the requests because of limited funding. Lodging is provided at a local motel (usually \$33/nightly), with the consent of the manager (who may decline if more lodgers arrive than were expected). Most recipients of this assistance are couples or families who have been stranded while traveling through Gridley.

Gridley homeowners may allow family members to temporarily park and occupy a trailer or recreational vehicle on their property. However a use permit must be approved prior to occupancy (application fee is \$100, and the approval process is public and takes up to three months), and the vehicle must be connected to City water, sewer, and electric services (at a cost of up to \$3000). The permit and connection provisions are intended to limit abuse of general zoning and housing standards, and they also eliminate the ability of a property owner to provide truly temporary housing in this manner.

There are no sites in Gridley which are realistically available to provide either shelter or transitional housing for more than one family--or up to six unrelated individuals--on one property. Zoning regulations require approval of a use permit for any residential use in a commercial zone, and for more than one residence in an R-1 zone. The few multiple-family units located in multiple-family zoning districts are occupied, except for the Valley Oaks retirement complex. The two sites which are available for development of multiple-family housing are not for

sale at a price which would allow construction of this type of housing.

Unmet Local Need

Of the mentally ill and/or drug and alcohol abusers: The Gridley Police Department indicates that there are at least 6 persons (male and female) who reside in a local park. They are routinely arrested for public drunkenness, are known to have local relatives and/or public funding assistance, and are considered to be homeless for social rather than transitional economic reasons.

Of households which can't afford available housing: A Butte County Community Action Agency (CAA) representative indicated that families in need of transitional assistance generally prefer to stay in their own community, and that there is a need for transitional family housing in Gridley. This observation is consistent with comments made by a Gridley pastor, who indicated that families seeking assistance from the Gridley Emergency Relief Services (GERS) are those who:

- Were employed locally and are now unemployed, but want to remain in the area; or
- Came to the area seeking employment and couldn't find any, but have no funds to travel on.

The local pastor/member of GERS suggests that there are more homeless families which remain in the Gridley area than are readily visible. He has observed tents on some properties around Gridley, and knows that some families live in sheds or whatever other cover they can find in the outlying area, particularly in the cold of winter. The pastor indicates that there has been a significant increase in the numbers of families seeking food and assistance with utility bills in Gridley. GERS is careful to provide assistance only on a temporary basis, so the increased number of requests is not a result of abuse of community generosity. The increase suggests to him that the numbers of families who are barely managing to pay rent has increased.

The pastor indicated that it took two years to find housing for one family that lived in a shed in the less densely populated area around Gridley. Jobs were found for members of the family, but most local landlords are reluctant to rent to tenants with bad credit or no credit history. The pastor's church offered to vouch for the family, to no avail. The same pastor indicates that sister churches are now operating transitional family housing facilities in the rural communities of Crescent City, Healdsburg, and Cloverdale -- communities which he says did not believe they had a homeless problem.

The fact that GERS annually receives over 100 more requests for overnight lodging than the organization has funds to provide indicates that there is an unmet need for emergency shelter assistance in Gridley. This unmet need translates to an average of one request every two to three days. The manager of the local motel which accepts the GERS vouchers indicates that there is generally at least one vacant room each night. Until local need for emergency shelter increases, a voucher system might be the most economical means of providing emergency assistance.

Gridley will revise its zoning ordinance to provide locations where emergency shelters and transitional housing are permitted uses, as described in programs "k" and "t" of this Housing Element.

HOUSING STOCK CHARACTERISTICS

HOUSING TYPE

Single Family Detached Housing

Over 80% of Gridley's housing stock is single-family detached housing. However, it is noteworthy that, as of January, 1992, only 66% (1224 of 1851 single-family detached units) are the only house on a lot which is zoned for residential use (R-S and R-1 zones). The other single-family homes are one of two or more housing units on the same lot, or are in commercial or manufacturing zones. A list of Gridley's residential lots which have more than one house on the lot is in the Appendix.

Gridley staff has categorized local housing based upon electric service records and field survey. The City's database differs from 1990 U.S. Census and Department of Finance (DOF) estimates regarding the type of housing units in Gridley. The differences are shown in Table 38.

TABLE 38							
TYPES OF HOUSING UNITS 1960 - 1990 and 1991 - 1997							
Year	Total Units	Single Detached	Percent Detached	% 1 Unit Per Lot	2 - 4 Plexes	5 or More Units	Mobile Homes
1960	1246	1145	(92)	(?)	68	38	(?)
1970	1311	1117	(85)	(?)	160	21	13
1980	1647	1465	(90)	(?)	171	(see 2-4)	11
1990	1810	1444	80%	(?)	139	110	18
*	1851	1531	83%	(66%)	139	110	18
1991	1852	1533	83%	(66%)	281	40	13
*							
1992	1833	1468			138	135	18
*							
1993							
1994							
1995							
1996							
1997							
Source: U.S. Census, except as noted below.							
* City of Gridley estimates, based upon Department of Finance definitions for housing types.							

City staff notes that categorizing is frequently reported inaccurately by City staff and by occupants of housing units. One example of a common mistake is that an apartment complex of 48 units can be (and has been) listed in the "5+" category, when actually the complex is comprised of groups of 4-plexes and should be listed in the "2-4" group. Another common mistake is listing 2 to 4 single-family detached units in the "2-4" group because all of the units are on a single lot and have the same landlord.

Tables 6 and 7 in the section evaluating planning programs of the previous Housing Element show that since 1975, only 203 new single-family building lots have been created by new subdivision approvals, while 136 multiple-family units have been constructed (24 of those units will be completed in 1992). Of the 247 new housing units actually constructed in Gridley since 1980, only 66% were single-family detached. During that time period there was a supply of undeveloped lots created by earlier subdivisions. The remaining supply of these "buildable" lots has now dwindled to a few dozen, and the relative ratio of housing types constructed in the future is likely to accurately reflect new project approvals.

Multiple-Family Housing

Table 7 (in a previous section) shows the numbers of units, numbers of bedrooms, the density, and the age of Gridley's apartment complexes which have more than four dwelling units in the complex. Of the 218 dwelling units in these apartment complexes, 138 are reserved for elderly or low-income households. Local realtors indicate that there is an unmet demand for apartment housing for all income groups in Gridley.

Second Units

The list of lots with more than one housing unit (see Appendix) shows that 68 properties in Gridley have two units -- and only two units -- on them (106 units are "detached," and 30 are "attached" as in a duplex).

Most of the housing units identified on the list were constructed prior to 1960. Many of the second houses may be too large to fit the technical definition of "second unit," but they provide rental housing which should be relatively inexpensive (see the discussion of nonconforming dwelling units in this section).

Mobile Homes

Table 39 shows that Gridley presently has only one mobilehome park. That facility has permit capacity for 11 trailers, none of which are on a permanent foundation. The facility has occupied a small lot in the downtown area for several decades.

There is a perception here that a modern mobilehome park would be a welcome addition to Gridley. Only two applications for development of a park have been submitted during the planning period. At present, few sites which might be appropriate for such development have municipal services immediately available to them.

TABLE 39 MOBILEHOME PARKS IN THE CITY OF GRIDLEY MARCH, 1992				
Name of Park	Type of Park	Number of Spaces	Date Constructed	Zoning Status
Jorja Stewart	Mobilehome	11	Pre-1960	Nonconforming
Source: City of Gridley Planning Department				

Table 40 shows that 18 of Gridley's housing units are individual mobile homes located on private lots. One new mobilehome was permanently located within the City in 1991, and another was annexed to the City in 1992.

TABLE 40 INDIVIDUAL MOBILEHOMES LOCATED ON PRIVATE PROPERTY MARCH, 1992				
Year	Newly Established	Annexed	Total Homes on Private Lots	Zoning Status
1991	1	0	1	Conforming
1992	0	1	2	Nonconforming
Source: City of Gridley Planning Department				

Group Housing

Table 41 shows that Gridley's only group housing quarters are provided by the Valley Oaks Nursing Home. As of 1990, retirement complexes are not counted as group housing.

TABLE 41 GROUP LIVING QUARTERS IN THE CITY OF GRIDLEY MARCH, 1992					
Name of Facility	Type	# Beds	# Beds Used	Date Built	Zoning Status
Valley Oaks Nursing Home	Nursing	90	17	1979	Conforming
Source: City of Gridley Planning Department					

HOUSING TENURE

As Table 42 shows, 57% of Gridley's households own their home. Tenure rates remained constant in the City and in the County between 1970 and 1980, but the relative number of renter-occupied households in Gridley increased between 1980 and 1990, while the County ratio remained unchanged.

An increase in the ratio of renter-occupied households should probably be expected in a rather stagnant community which has many elderly households and many single-family homes constructed to provide ownership to low-income households. As the elderly die and the low-income families move to find work, local landlords and realtors frequently purchase the vacated houses and rent them.

TABLE 42 RACE OF HOUSEHOLDER / TENURE 1990						
Type of Population	Number of Households	Percent of Households	Number Owner Households	Percent Owner Households	Number Renter Households	Percent Renter Households
Total	1719	100.0%	981	57.0%	738	43.0%
White	1408	81.9%	803	57.0%	605	43.0%
Black	4	0.2%	3	75.0%	1	25.0%
Am.Indian	26	1.5%	8	30.8%	18	69.2%
Asian	62	3.6%	41	66.1%	21	33.8%
Other	219	12.7%	126	57.5%	93	41.5%
Hispanic*	306	17.8%	N/A	N/A	N/A	N/A
* U.S. Census questionnaire differentiated between race and place of origin. Consequently, persons of Hispanic origin may be of any race. Source: 1990 U.S. Census						

VACANCIES

The 1990 U.S. Census listed Gridley's vacancy rate at 5%. This rate is much more consistent with local perception than the rate estimated annually by the Department of Finance (DOF) between 1980 and 1989. According to DOF estimates, Gridley maintained a vacancy rate of about 10% from 1984 to 1990. In 1991, the U.S. Department of Housing and Urban Development (HUD) listed Gridley's vacancy rate as 12%. City staff suspects that demolitions have not been consistently reported, and that the relatively high number of abandoned dilapidated structures in Gridley distort the value of the City's "vacancy rate" as a useful measure of housing potential.

Table 43 shows that many of Gridley's vacant units have been unoccupied for more than six months. City staff is aware that some of those units are uninhabitable in their present condition. Staff will encourage City Council to initiate an aggressive abatement program so that housing is either demolished or rehabilitated and put back in use.

TABLE 43 VACANT UNITS APRIL, 1990				
Category	Number of Units	Vacant < 2 Months	Vacant 2 - 6 Months	Vacant > 6 Months
For Rent	38	9	11	18
For Sale	19	3	6	10
Rented Or Sold	7	N/A	N/A	N/A
Used on Occasion	3	N/A	N/A	N/A
Other	24	3	14	17
Total	91	15	31	45
Source: U.S. Census				

HOUSING AGE AND CONDITION

Gridley's housing database indicates that 620 of the City's 1812 housing units were constructed after 1960, and another 38 are known to have been constructed after 1950. Consequently, it can be estimated that at least 60% of Gridley's housing stock is over 40 years old.

Table 44 shows the results of housing condition surveys conducted between 1983 and 1992. Because analysis and reporting methods varied with each survey, the table provides little insight into whether overall housing condition is improving as a result of the rehabilitation program.

<p style="text-align: center;">TABLE 44</p> <p style="text-align: center;">HOUSING CONDITION SURVEYS</p> <p style="text-align: center;">BASED UPON EVALUATION OF THE EXTERIOR OF HOMES</p> <p style="text-align: center;">IN ACCORDANCE WITH STANDARDS SPECIFIED BY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</p> <p style="text-align: center;">1983 - 1994</p>											
Year	Total Units ¹ / Units Reported ²	Standard Condition ³		Needs Minor Repairs		Needs Moderate Repairs		Needs Substantial Repairs		Dilapidated	
		#	%	#	% ⁴	#	% ⁴	#	% ⁴	#	%
1983	1732 / 1584	1399	81	NA	-	185	10.7	124	7.2	24	1.4
1986	1815 / 1331	1415	78	NA	-	189	10.4	187	10.3	24	1.3
1989	1844 / 1370	1470	80	40	2.2	91	4.9	32	1.7	4	0.2
1992 ⁵	1833 / 1833	1594	87	40	2.2	153	8.4	37	2.1	9	0.5
<p>Source: City of Gridley Housing Condition Surveys</p> <p>¹ Department of Finance estimates for that year.</p> <p>² Number of units surveyed that year. The 1983 survey included occupied units only, and was based upon actual contact with occupants of 1584 households. All subsequent surveys excluded "newer subdivisions." Classifications in 1986 were based upon interviews with 400 households; and 1989 classifications were based upon interviews with 167 households (another 207 units were identified as "rehabable" but not given a number rating). For the 1992 survey, an effort was made to include all known residences, including vacant ones and those in non-residential areas.</p> <p>³ Number and percent of <u>all</u> housing units, as determined by subtracting the total number of rehabable units from the "total units," per footnote #1. The 1989 survey report indicates that 374 units rated above "10," but a specific rating number was only assigned to the 167 units whose occupants were interviewed.</p> <p>⁴ Percent of total number of households, per footnote #1.</p> <p>⁵ Survey incorporated into Housing Element by adoption of Resolution No. 22 (1993 Series)</p>											

By virtue of the experience and data acquired in administrating a housing rehabilitation program, Gridley staff determined that the State's standard form rating only exterior housing conditions doesn't accurately assess the actual condition of Gridley's housing stock.

For instance, during pre-rehab inspections inside homes, the Housing Rehabilitation Specialist routinely finds such serious deficiencies as termite problems, or bathrooms or kitchens with hazardous plumbing and/or electrical problems, or dysfunctional heating or cooling units. The serious nature of interior deficiencies in Gridley's homes is reinforced by data compiled about the housing rehabilitation program by the Planning Department. The data indicates that only 9 of 39 housing units rehabilitated as of August, 1991, -- only 23% of homes qualifying for assistance through the rehabilitation program -- had been identified by the 1989 survey of exterior conditions as needing rehabilitation.

Consequently, in March, 1994, a survey was designed by Gridley's Housing Rehabilitation Specialist and sent to approximately half the residential properties in the City. The survey questionnaire asked households to rate the condition of such interior items as heating, cooling, plumbing, electrical, baths and kitchens. The rating "choices" available included: good, fair, poor, and bad.

Based upon his experience with Gridley's housing rehabilitation program, the Housing Rehabilitation Specialist determined that homes with one or more items rated "bad," or two or more rated "poor" should be considered substandard.

One hundred seventy-eight responses were received. Seventeen responses were withdrawn as they were from homes identified by the exterior survey as substandard. Of the remaining 161 responses, 38 homes -- 23.6% of the adjusted total -- are judged to be in substandard condition.

The combined results of the 1992 survey of exterior conditions and the 1994 survey of interior conditions reveal that 36.6% of Gridley's housing units are in substandard condition, and .5% are in dilapidated condition.

The results of this survey are illustrated in Table 44 A, below:

<p style="text-align: center;">TABLE 44 A</p> <p style="text-align: center;">HOUSING CONDITION SURVEY, INCLUDING OWNER EVALUATION OF THE <u>INTERIOR</u> OF HOMES 1994</p>					
Year	Total Units Surveyed	Number Units Reported ¹	Number with Interior Substandard	Percent with Interior Substandard ²	% with Interior or Exterior Substandard ³
1994	724	161	38	23.6 %	36.6 %
<p>Incorporated into Housing Element by adoption of Resolution No. 21 (1994 Series)</p> <p>¹ Excludes 17 homes listed in 1992 survey as needing rehabilitation, based upon exterior.</p> <p>² Percent of the 161 homes responding to the survey.</p> <p>³ Includes the 13% of homes not found to be in "standard condition" in Table 44.</p>					

The Butte County Tax Assessors Rolls for 1990 indicated that 137 of Gridley's housing units were assessed as having less than \$10,000 value. According to the U.S. Census, the median housing unit value in 1980 in Gridley was \$42,800 (value was based upon the occupant's judgment, and it probably included land and structure). It is reasonable to expect that the 137 low-value units are in need of some rehabilitation.

Gridley proposes to complete a new housing survey by fall, 1992. The results of the survey will be computerized and cross-referenced with the results of previous surveys and the Assessors Tax Rolls. The City will promote conservation of the existing housing stock by encouraging the owners of the most deteriorated units to rehabilitate them or demolish them.

HOUSING VALUE AND RENT

Table 45 shows that the value of homes in Gridley as a percentage of the value of homes throughout all of Butte County fell (from 71% in 1980 to 61% in 1990), while the value of rent in Gridley compared to rents countywide remained about the same (73% in 1980 and 72% in 1990).

A comparison of Table 3 with Table 45 indicates that in 1990, very low income households in Gridley could probably rent, but not purchase, a home at Gridley's median rental / purchase rate without overpaying.

TABLE 45				
HOME VALUE / CONTRACT RENT				
GRIDLEY AREA				
1980 and 1990				
Area	Median Value of Home		Median Contract Rent	
	1980	1990	1980	1990
Butte County	\$ 60,000	\$ 94,000	\$ 193	\$ 369
Gridley, City	\$ 42,600	\$ 57,400	\$ 140	\$ 264
Gridley CDD	\$ 48,600	\$ 66,500	\$ 128	\$ 253
Biggs, City		\$ 58,300		\$ 264
Biggs, CDD		\$ 63,200		\$ 285
Chico, City		\$ 106,100		\$ 402
Chico, CDD		\$ 112,800		\$ 398
Durham CDD		\$ 117,800		\$ 379
Oroville, City		\$ 62,600		\$ 307
Oroville, CDD		\$ 65,700		\$ 314
Paradise, Town		\$ 97,600		\$ 370
Paradise, CDD		\$ 99,200		\$ 373
Live Oak, City		\$ 60,000		\$ 244
Live Oak, CDD		\$ 64,200		\$ 251
Yuba City, City		\$ 86,300		\$ 327
Yuba City, CDD		\$ 96,800		\$ 329
Source: U.S. Census, 1980 and 1990				

RESERVED HOUSING

Total Inventory

Table 46 shows that as of June, 1992, Gridley has 138 housing units reserved for very-low or low income households. Fifty-six of those units are reserved for elderly occupants.

Since 1977, 182 single-family homes have been constructed for the benefit of very-low and low income households with the assistance of FmHA funding. Reservation of the units was not a requirement of assistance in the single-family housing programs, and many of the units are now occupied by local persons perceived to be "middle class families."

TABLE 46											
INVENTORY OF ASSISTED HOUSING UNITS RESERVED FOR VERY LOW AND LOW INCOME HOUSEHOLDS *											
JANUARY, 1992											
* Very low income households have first priority, then low income, then moderate income. In Gridley, all are generally occupied by very low income households.											
Name of Units / Address	# Units	Housing Type			Number of Bedrooms			Date Units Built	Date Units Expire	Convert 1992- 1997	Funds
		1	2-4	5+	1	2	3				
Butte County Housing Authority South Ohio Street	50	4	46	--	8	18	17x3 6x4 1x5	1955- 1965	None	0	Arti- cle 34
The Oaks (Senior Housing) 1500 Highway 99 (35,467 ft ² area)	56	8	48	--	55	1	--	1982	2002	0	FmHA 515
Gridley Springs (Phase I) 210 Ford Avenue (23,324 ft ² area)	32	--	--	32	12	18	2	1989	2009	0	FmHA 515
Gridley Springs (Phase II) 200 Ford Avenue (21,464 ft ² area)	24	--	--	24	--	12	12	1992*	2046	0	Prop 84
TOTALS	162	12	94	56	Source: City of Gridley Planning Department * Construction to begin Fall, 1992						

Housing Authority of Butte County (BCHA)

BCHA has acquired or constructed housing with funds from the U.S. Department of Housing and Urban Development (HUD). BCHA owns 404 housing units in Butte County, mostly in the form of duplexes. These units are distributed throughout the County as follows:

TABLE 47 INVENTORY OF DWELLING UNITS OWNED BY HOUSING AUTHORITY OF BUTTE COUNTY MARCH, 1992		
Number of Units	Location of Units	Date of Construction/Acquisition
50	Gridley	38 in 1958 12 in 1966
20	Biggs	20 in 1962
145	Chico	100 in 1964 45 in 1988
60	Oroville	60 in 1982 *
129	Unincorporated County (Gridley area)	23 pre1950 106 in 1960 +
* Units are reserved for elderly occupants.		

The Gridley-area "Farm Labor Camp" was acquired by BCHA in 1972. Shortly thereafter, 9 "demonstration homes" were constructed on the site, 3 of which had to be demolished after the 1975 earthquake.

BCHA proposes to construct 20 new units in Oroville in 1993, and another 50 units in Oroville in the near future.

Until January 1992, BCHA's units were made available to qualifying households from a community waiting list. HUD now requires that units be filled from a County-wide waiting list. BCHA has appealed that requirement. The average waiting period is two years.

BCHA also administers the HUD Section 8 rent assistance program for Butte County. A representative of the Authority has observed that most female heads of household choose the Section 8 program, while families with two adults are more likely to seek housing in the BCHA-owned units (upkeep of the yard is the responsibility of the occupant). BCHA will not allow tenants to occupy their units until a background check has been completed. Applicants who have a poor credit rating or who are unwilling to wait for the background check usually choose the Section 8 program.

The 2 and 3-bedroom BCHA-owned units are most in demand, although the greatest demand for housing in Gridley is from Hispanic and East Asian families, which tend to be larger. HUD policy limits the size of an occupying household to 2 persons per bedroom plus 1 person for the unit, or 5 persons in a 2-bedroom unit.

BCHA refers requests for assistance from homeless persons to other providers. A representative of the Authority expects that HUD's Shelter Plus Care program will stimulate construction of Single-Room Occupancy units (SRO's) for mentally ill homeless.

The representative advises that the federally-funded HOPE Program (Home Opportunity for People Everywhere) will have an impact on non-profit-owned housing. HOPE proposes to provide first-time homebuyer opportunities, including the opportunity to purchase non-profit-owned units if no other opportunities are available. BCHA will meet with Housing Authorities from other counties to prepare a plan to provide new housing. He suggests that, if home ownership is a goal in Gridley's Housing Element, the community should work with BCHA to achieve that goal.

Unreserved Assisted Housing

Table 48 shows the numbers of housing units constructed for the benefit of lower income households in Gridley since 1970. Until 1990, single-family homes constructed for lower income families was not required to be reserved beyond the first purchaser. For that reason, the 182 single-family units constructed since 1970 are not included as reserved dwelling units in Table 46.

TABLE 48 NEW CONSTRUCTION FOR LOWER INCOME HOUSEHOLDS 1970 - 1990												
Income Category	1970 Households (Census)		New ² Construction 1970 - 1980		1980 Households (Census)		New ² Construction 1980 - 1990		1990 Households (Census)		Projected Construction 1992 - 1997	
	#	%	#	%	#	%	#	%	#	%	#	%
Very Low MF ¹	310	25	0	17	502	33	44	41			101	28
			38				54					
Low MF	198	16	0	17	260	18	44	41			64	18
			37				53					
Moderate and Above-SF MF	731	59	56 ³	66	759	49	0	18			191	54
			91				42					
TOTALS	1239	100	222	100	1521	100	237	100	1719	100	356	
¹ Units not single-family detached or attached. ² Half of new construction for lower income households is listed as for very low income households. ³ Haskell Street Apartments (48 units) are not specifically reserved for lower income.												

HOUSING AT RISK

Identification of Units At Risk of Conversion

The 1990 Inventory of Federally Subsidized Rental Units at Risk of Conversion, and subsequent updated information made available by HPD, indicates that there are no HUD-assisted units in Gridley eligible to convert during the planning period. Similar FmHA inventories do not identify any assisted units in Gridley eligible to convert during the planning period.

However as Table 46 shows, the Oaks Elderly Housing, a 56-unit rental complex available to qualifying senior households, will be eligible to convert to market rate rents within ten years. The manager of these units indicates that he routinely has a waiting list of at least 30 potential applicants, and that the average number of vacancies for the units is only about three per year.

The Oaks Elderly Housing was completed in 1982 with funding assistance from the Farmers Home Administration (FmHA) 515 Program. An FmHA representative at the regional office in Red Bluff indicates that the agency can offer several services to entice owners of units eligible to convert to maintain their units as reserved for low income groups. Enticements include providing equity loans on up to 90% of the value of the apartment complex -- with no restrictions on the use of loaned funds -- and guaranteeing an 8% to 10% return on the owner's investment in the project. Owners of units eligible to convert are required to consider the enticement opportunities. If owners decline to accept the enticements, then they must offer FmHA or another non-profit agency the first option to buy the units. If no non-profit agency offers to purchase them, the owner must demonstrate that the units will remain solvent at market rates, and that the owner can indeed prepay the full cost of FmHA's loan balance.

Estimated Cost of Replacement

The Oaks Elderly Housing has 35,467 square feet in structural area. At \$47 per-foot construction cost, it would take at least \$1,666,950 to construct 56 new units for these households.

Estimated Cost of Preservation

The cost of preserving (acquiring) these units is estimated to be less than the cost of replacing them.

NONCONFORMING HOUSING

Most of Gridley's residential areas were zoned to permit a variety of uses until 1984, at which time the standard R-1, R-2, and R-3 zoning districts were applied to all residential areas.

The 1984 rezoning of a great portion of the City to R-1 inadvertently made almost 10% of Gridley's housing (160 units) nonconforming. In 1991, the City created and adopted a new, mixed use combining zone district (MUCZ) which permits mixed types of residential housing. The new district was applied to the two areas of town in which the majority of the nonconforming dwellings were located.

Table 49 shows that, as of January, 1992, 31 dwelling units are nonconforming and could not be rebuilt as presently zoned if they are abandoned or destroyed. Another 108 units might have to be replaced or otherwise remodeled to conform to limitations imposed on "second units."

TABLE 49				
NONCONFORMING RESIDENTIAL DWELLINGS				
MARCH, 1992				
Zoning District	Number of Lots with Extra Units	Number of Units Permitted	Total Number of Units on Lots	Number of Units Not Permitted
R-1; R-S	108	216	236	20
R-3 ²	1	37	48	11
All	109	253	284	31
¹ Assumes that one of the units can be reduced if necessary to conform to standards for "second units." ² Haskell Street Apartments exceed the density permitted on the property.				

PROJECTED HOUSING NEED

NEED FOR NEW HOUSING

The employment base in Gridley has not changed significantly since 1984; consequently, Gridley's very slow rate of population growth is not expected to change between 1992 and 1997 on the basis of employment opportunities. However land values have increased dramatically in several communities within 30 miles of Gridley, and the ratio of commuting households is likely to increase within the planning period, if infrastructure becomes available.

The Regional Housing Allocation Plan (RHAP) for Butte County for the 1991-1997 planning period indicates that Gridley should provide at least enough new homes to accommodate a 2.6% average annual growth rate. The availability of the new homes to households of various income groups, as identified in the RHAP, is shown on Table 2, which is reproduced here:

TABLE 2					
SUMMARY OF HOUSING GOALS FOR PLANNING PERIOD					
1991 - 1997					
(By Income Category)					
Income Category	# New Units	% New Units	Average # New/Yr	Rehab # Units	Conserve # Units*
Very Low	67	28%	11	35	30
Low	49	18%	9	15	30
Moderate	41	15%	7	N/A	30
Above Moderate	120	43%	21	N/A	N/A
TOTAL	277	100%	48	50	90
* Weatherization programs will reduce energy costs and assist in maintaining the affordability of housing. Source: Regional Housing Allocation Plan for Butte County, 1991-1997 Planning Period - Table 5 (adopted June 17, 1992).					

SPECIFIC UNMET HOUSING NEEDS

Data provided in the section of this document describing Gridley's population characteristics indicates that the percentage of overcrowded households has increased, as has the relative proportion of female-headed households and disabled persons. Gridley continues to have a relatively high percentage of elderly householders, and homeless persons are becoming visible in the surrounding area.

However the data provided in Tables 29 and 30 regarding the increasing number of Gridley households living in poverty and overpaying for housing indicates that the greatest unmet housing need in Gridley is for affordable housing.

Gridley has adopted the programs described in this Housing Element in order to facilitate development of additional housing affordable to the very low and low income households, including those with other special needs, in the numbers of new dwellings identified in the Regional Housing Allocation Plan. These programs include adoption of a density bonus program (program "o"), rezoning of additional land for development of from 8 to 15 units per acre (program "h"), and assistance in construction of infrastructure (program "q") to facilitate construction of additional new housing to benefit new households of all sizes and income groups.

Gridley also proposes to facilitate:

- Construction of additional second units to provide affordable housing opportunities for the elderly (program "p").
- Development of a mobilehome park by making that use permitted in some zones (program "j") and by assisting in construction of infrastructure (program "q").
- Development of an emergency shelter and transitional housing by revising the zoning regulations to make these uses permitted in some areas (programs "k" and "t").
- Rehabilitation of local dwellings, which will increase the number of local units that are eligible for the Section 8 program (program "f").

Construction of Phase II of Gridley Springs will provide 24 new units reserved for very low and low income households, including female-headed households. As Table 46 indicates, 12 of these dwellings will be handicapped-accessible, and 12 will provide three bedrooms each to accommodate larger families.

AVAILABILITY OF SITES

SUMMARY

Gridley has an adequate supply of land zoned for low density, single-family residential development, although there are very few sites to which infrastructure is available without construction of expensive offsite improvements. Available sites and infrastructure needs are illustrated on Figures 1-13.

Very few undeveloped sites are zoned for medium to high-density residential development. Infrastructure is available to most of the sites that are appropriately zoned, but these sites remain undeveloped for reasons described in other sections of this Housing Element: the cost of the land is high, marketable rents are relatively low, financing for "commercial" ventures such as apartments is difficult to obtain, and some tax incentives for such uses have been eliminated.

Other potentially suitable undeveloped sites are constrained by ownership, a lack of infrastructure, and the effects of previous uses (manufacturing uses, in particular).

The density of most housing constructed in Gridley is consistent with what is permitted by the zoning of the property. Most of the underdeveloped residential areas are on the outskirts of the City. These areas were previously subdivided into deep but narrow lots, and they are constrained from additional development by the placement of the existing structure on the lot, and/or by current adopted development standards such as minimum lot width and access requirements.

Gridley proposes to rezone additional land for higher density development, and to facilitate construction of infrastructure, in the manner described in programs "h" and "q."

GENERAL PLAN RESIDENTIAL LAND USE HOLDING CAPACITY

The total acreage and the vacant acreage within each residential zoning category for both the City of Gridley and Gridley's Sphere of Influence (SOI) are identified on Tables 50 and 51.

The vacant residential properties within the City include several dozen single-family building sites to which all infrastructure is available. However, almost half of those sites are "unavailable" for new construction by virtue of present ownership or use (no structures are present, but the lot is used as a church playground or parking lot, etc).

Approximately 139 acres of vacant and/or underdeveloped "residential" land within Gridley is distributed among properties which are individually large enough to be developed to more than one or two new dwelling units. Another 272 acres of such land lies within Gridley's SOI. Figure 1 identifies these larger developable properties, and Figure 2B shows their residential land use designation and the maximum potential density which can be developed on them.

Data on Table 50 indicates that the theoretical "holding capacity" for new dwelling units, based upon the present land use designation of these lands, is roughly 550 new units within city limits, and another 710 new units within the sphere (see Figure 2B). This capacity would presumably be adequate to provide for a 2% growth rate until well beyond the year 2010 (see Table 1).

The building capacity of the same properties based upon present zoning is 470 new units in the City and another 215 new units in the Sphere (see Figure 2). This capacity would presumably be adequate to provide for a 2% growth rate until almost 2005.

The inventory of vacant land which is zoned to permit residential development suggests that there is a surplus of available developable sites in Gridley. Unfortunately, the inventory of vacant land for which all necessary infrastructure is in place presents a much less optimistic picture.

DEVELOPABILITY OF SITES

Within the City and the Sphere, only two properties which would be most easily developed to more than two dwellings could be developed without construction of expensive onsite and/or offsite improvements. These two properties are identified on Figure 13. They are one acre each in size, are adjacent to each other, and are zoned R-3 (15 DU / AC). Despite the minimal infrastructure costs associated with development of these properties and the high density zoning which was approved in 1988, they remain undeveloped, presumably for reasons described in the summary of this section of the Housing Element.

Development of every one of the other suitably zoned properties in Gridley may involve concurrent construction of expensive offsite improvements to provide sewer, drainage, and/or appropriate roadway services to the site. Figures 5-12 show the improvements that may be required within each area to serve new development there. The text in the section of this document on Availability of Municipal Facilities provides additional information about these deficiencies. In some cases, developers may propose alternative means of serving a particular property.

OTHER SUITABLE SITES

Underdeveloped Sites

One area of conspicuously underdeveloped residential properties within Gridley is identified as "Islands" on Figure A. This area was originally subdivided into deep lots (over 300 feet deep) of one to two acres each. Only the frontage portion of most of these properties is developed, yet the pattern of development is such that additional development would not be consistent with Gridley's present zoning and subdivision standards.

For instance, a roadway should be constructed between these lots, so that the "back half" of each one could be developed -- but there are a few houses in the way of such a roadway. With respect to development without such a road, the lots are relatively narrow and deep, so they can't be split lengthwise and meet frontage requirements.

It is theoretically possible to create "flag lots," but sometimes the placement of existing structures won't provide the necessary 20-foot-wide access strip to the back. Some of the lots are so large that they could be "flagged" into three lots, but then cooperative maintenance of the private "flag" road is a problem.

Finally, the lots were subdivided to county standards, and there is no underground drainage --and usually no water, sewer, or city electric -- facilities in the immediate area. Consequently, parceling will usually involve construction of offsite improvements.

Properties within Gridley's Sphere of Influence which are similarly underdeveloped are not shaded on Figures 1 - 13. It is likely that future development of the fairly large "vacant" portions of these areas will be marginal. Therefore, these areas are not included as a resource in calculations of the "holding capacity" for new residential development in Gridley.

Other Vacant Land

Figure 14 shows the location of six vacant properties within the City which appear to be potential sites for residential development. However, only one of the six could be developed to any use without construction of expensive offsite improvements.

The one property which is most suitable for development in terms of availability of infrastructure is a five-acre site west of Highway 99, on Ford Avenue. It is zoned public/quasi-public, and is owned by the hospital. It is close to medical and commercial facilities, although the route to those facilities would be circuitous for pedestrians.

Two other properties west of Highway 99 could be suitable for residential use. They are adjacent to the railroad tracks and they are zoned for manufacturing uses. They total 4.5 acres, are close to necessary facilities, and are bordered by residential development to the east. Properties adjacent to the west side of the railroad have been developed to residential uses, despite occasional high noise levels from passing trains. However, there are several constraints to development of these two properties, including the necessity to construct over 500 feet of roadway and associated frontage improvements and over 1300 feet of sewer and stormdrain lines. Also, there is no second access to the properties for emergency purposes, and development of either site may involve soils testing because of previous uses of the sites.

Three properties east of Highway 99 could be suitable for residential use. Each is presently zoned for commercial use and each is very close to necessary facilities. All are subject to the noise and traffic hazards associated with proximity to the highway, and development of any one of these three may require construction of the same offsite sewer or stormwater improvements described on Figures 10-12.

Sites with Redevelopment Potential

Gridley's downtown commercial area, and one area of abandoned and demolished manufacturing uses, are potential sites for redevelopment. However, neither site is considered to be appropriate for significant new residential development. Limited residential uses in the downtown commercial district could facilitate revitalization of the area. The manufacturing area is adjacent to Tri-Valley Growers cannery, and the manager of the business has previously expressed grave concern that the cannery will be driven out of the area if new residential uses are established.

TABLE 50
GENERAL PLAN HOLDING CAPACITY
VACANT LAND ZONED FOR RESIDENTIAL DEVELOPMENT
CITY OF GRIDLEY
JANUARY, 1991

Land Use Category	Total Acreage	Units Per Acre	Total Units Permitted	Average Persons/Unit	Potential Population	Less 5% Vacancy
AR-5	None	None	None	2.708	None	None
Rural	86	3	258	2.708	698	664
Low Density	39	4	156	2.708	422	401
Medium Density	8	64	64	2.708	173	165
High Density	5	15	75	2.708	203	193
Total	138		533		1493	1423
Holding Capacity = Existing Population (4703) + Vacant Land Use Capacity (1423) = 6126						

TABLE 51
GENERAL PLAN HOLDING CAPACITY
VACANT LAND ZONED FOR RESIDENTIAL DEVELOPMENT
CITY OF GRIDLEY and SPHERE OF INFLUENCE
JANUARY, 1991

Land Use Category	Total Acreage	Units Per Acre	Total Units Permitted	Average Persons/Unit	Potential Population	Less 5% Vacancy
AR-5	96	1 / 5 acres		2.708		
Rural	189	3	567	2.708	1535	1459
Low Density	100	4	400	2.708	1083	1029
Medium Density	13	8	104	2.708	282	268
High Density	13	15	195	2.708	528	502
Total	411		1266		3428	3258
Holding Capacity = Existing Population (4703) + Vacant Land Capacity (3258) = 7961						

AVAILABILITY OF MUNICIPAL FACILITIES

SUMMARY

The complexities and cost involved in providing sewer and drainage services to undeveloped areas within Gridley and its Sphere of Influence (SOI) have effectively thwarted applicants proposing significant new development projects over the last five years, and they will probably continue to discourage new development within the next five year planning period. Infrastructure needed to serve new development is illustrated on Figures 1-13.

It should be noted that Gridley does not provide municipal services to properties which are not within the City limits.

Gridley proposes to facilitate construction of new infrastructure in the manner described in program "q."

Also, Gridley's adopted roadway patterns will add substantial costs to new development by limiting the design and density potential of many available sites. Adopted roadway patterns are illustrated on Figures 9 and 12.

Gridley will review, and if appropriate amend, adopted roadway patterns, as described in program "n."

INTRODUCTION

NOTE: Certain physical characteristics of the Gridley area which profoundly influence the availability of services in the City are described in the section on Non-Governmental Constraints.

This section describes the availability of basic urban services to vacant properties, and the capacity of the existing systems to accommodate new growth. The municipal roadway, drainage, sewer, water and electric service systems are described separately. The discussion for each includes:

- Background information about the existing system.
- General improvement requirements (as of January, 1992), as adopted by:

Other Elements of Gridley's General Plan.

Ordinances regulating drainage, sewer, water and electric services in Gridley.

Subdivision Ordinance.

Public Works Construction Standards for Gridley.

Master Drainage Plan for the City of Gridley.

- The practical consequences of the requirements for development in Gridley.
- A summary of alternatives to development requirements (if alternatives are permitted).

Illustrations of proposed minimal sewer, drainage and roadway improvements for each of the four quadrants of Gridley are provided on the figures included in the appendix of this document. The estimated cost of some of the identified improvements is shown on the figures.

SEWER

Existing System

Collection System

The capacity of the existing collection system is limited at the boundary of most vacant properties in Gridley, and it is severely limited in some areas. The cost of extending the system to new areas while increasing the capacity of the downstream system will generally be high.

The collection system which existed in 1950 served the entire City by gravity. The center of the gravity system is the Corporation Yard, which is located immediately west of the railroad tracks, close to the southern boundary of the City. Wastewater is pumped via force main from this location to the treatment plant constructed adjacent to the Feather River.

Since 1950, 5 lift stations and force mains have been constructed to extend service to new residential development (see Figure 4). The collection system lines adjacent to most undeveloped properties are similarly either at capacity and/or located so close to the surface of the ground that gravity service cannot be extended to the undeveloped area. The necessity to construct new lift stations and force mains increases the cost of developing new areas and places a significant on-going maintenance burden upon the City.

It should be noted that the City has not prepared a master plan for facilities which could serve all undeveloped properties within its northwest and southeast quadrants. Consequently, the

improvements constructed to serve one new development may have little potential to serve surrounding properties, and economic benefits inherent in sharing engineering and construction costs may be unavailable to all properties in those areas.

Treatment System

The existing treatment system has adequate hydraulic capacity to serve new development through the planning period and beyond.

Gridley's wastewater is treated and disposed of in a series of ponds constructed adjacent to the Feather River, located about three miles east of town.

The Housing Element adopted in 1984 identified the capacity of the wastewater treatment system during wet weather as a constraint to new development. However, both the hydraulic capacity and the holding capacity of the wastewater treatment facilities are necessarily greater than the "permitted," dry-weather operational capacity, so that the system can accommodate infiltration and inflow (I/I) during periods of heavy rains.

After 1984, the City increased its user fees and new connection fees and dedicated funds towards the repair and continued maintenance of the existing collection system. Already, several important sources of infiltration and inflow (I/I) have been eliminated, and further reduction will be achieved each year as additional improvements to the system are made. This funding and maintenance program is expected to substantially increase the wet-weather flow capacity of Gridley's treatment system.

Additional land is available upon which to expand the treatment facilities. Therefore, the capacity of the treatment facilities is not considered to be a limiting factor for anticipated new development during the planning period.

General Improvement Requirements.

All new development in Gridley must connect to the existing wastewater collection and treatment system. This requirement is formalized by an ordinance which was prepared and adopted in compliance with the requirements of the Clean Water Grant funds which the City received for the 1979 construction of its new treatment facilities.

Consequences of Requirements

Minimal improvements proposed to serve all but the northwest quadrant are identified on Figures 5 and 10. The estimated cost of the improvements, and the numbers of acres of undeveloped lands which are generally tributary to them, are illustrated on

the figures. No regional infrastructure has been proposed for the northwest quadrant, so development in that area must be preceded by additional engineering studies.

A network of very deep drainage and irrigation ditches lies between the new areas to be served and the existing system. Undergrounding of these open ditches will complicate connection of house laterals to a gravity collection system (which would have to be deeper than the pipe which replaces the open ditch).

It is important to note that the improvements which are described are the minimal improvements proposed to provide capacity to serve new development. Consequently, the first development which cannot be served by the existing system must design and construct an alternative improvement, or bear the full cost of construction of the proposed improvement.

Reimbursement of some of the cost can be paid to the constructor as benefiting properties develop; however, the reimbursement process has two major disadvantages. The first disadvantage is that it will cost substantially more to construct these improvements and be reimbursed than it would cost to pay a "fair share" of the same improvements already constructed. The second disadvantage is that benefitting properties may develop -- and pay their "fair share" -- over a very long period of time.

Alternatives to Requirements

Construction of the proposed gravity trunk line along Highway 99 is not a requirement of development of properties which could be tributary to the line (the proposed line is illustrated in Figure 10). Properly engineered alternatives which provide service to a single property, including the use of temporary pumping stations, may be approved.

Alternatives to connection to the sewer collection system cannot be approved unless the ordinance which requires connection is revised to permit alternative means of disposal. The City expects that the State Water Quality Control Board would have to approve any such revision to the ordinance.

DRAINAGE

Existing System

Collection of Stormwater (City's Facilities)

An underground stormwater collection system was constructed to serve most of the old City west of the railroad tracks. Most of

the new residential subdivisions throughout the City are also served by underground collection systems.

There is no City-owned underground collection system serving several large areas of the City east of the railroad tracks. CalTrans maintains a collection system along portions of the east side of Highway 99. This system has marginal capacity, and CalTrans has been unwilling to allow developing properties to convey additional flows to it.

Disposal of Stormwater (Districts' Facilities)

Surface water flows generated within Gridley are discharged to one of the many open drainage ditches which surround the City. These ditches are owned and maintained by one of three Drainage/Reclamation Districts. Reclamation District No. 833, which encompasses most of the City, conveys drainage flows to the Sacramento River over ten miles west of Gridley; the other two Districts convey drainage flows southward many miles for eventual discharge to the Feather River.

The existing drainage network necessarily includes culverts under roadways, and culverts or syphons where one ditch crosses another. The ditches and many of these culverts were constructed years ago, and they were sized to accommodate the agricultural drainage flows which existed at that time. Intensified agricultural and urban uses now generate peak flows which exceed the design capacity of the facilities, while the design capacity of those ditches that are poorly maintained is easily reduced by constant siltation and vegetative growth.

The fact that the City does not own its outfalls to the rivers produces administrative complications described in this section and in the section describing Government Constraints.

General Improvement Requirements

1. All surface water flows must be conveyed underground from the boundary of a developing property to the appropriate open drainage ditch.
2. The capacity of the receiving drainage ditch must be increased, if necessary, to accommodate additional flows generated by the new development.

The Master Drainage Plan for the City of Gridley identifies what improvements must be constructed to each of the ditches to which the City is tributary (except for Live Oak Slough east of Highway 99), to provide capacity in the ditches for increased stormwater runoff from potential new development in Gridley. It is important to note that:

- The proposed sizing will accommodate anticipated flows, based upon the 1988 General Plan Land Use Map for the City of Gridley. Proposals for major increases in the density of future land use as it is identified on that map should be accompanied by engineered proposals for disposal of the additional stormwater flows due to the increased density.
 - Study Area boundaries were not changed from the 1980 Drainage Study.
 - Runoff calculations were based upon conventional drainage improvements, and did not include use of onsite detention facilities.
 - Fee calculations were based upon limitations established by the California Subdivision Map Act.
3. Existing onsite open drainage ditches must be undergrounded if the Master Drainage Plan identifies the required pipe size as no larger than 48 inches in diameter.
 4. A drainage fee must be paid if the cost of constructing improvements to serve the development does not exceed the amount of the fee. The fee, which is adjusted each year, presently ranges from \$2,000 to \$3,000 per acre, depending upon to which drainage ditch the property is tributary.

Consequences of Requirements

1. Compliance with "1" above will necessitate construction of a new underground collection system prior to development of most residential properties east of the railroad tracks. Figure 11 illustrates the proposed system, and describes the estimated cost and the number of undeveloped properties which are tributary to each of the proposed improvements.
2. Compliance with "2" above will necessitate enlargement of a major drainage ditch and the culvert/syphon system associated with it before most developable properties which are tributary to the ditch can convey additional stormwater flows to it.

It is important to note that the improvements identified in this section are the minimal improvements proposed to provide capacity for undeveloped properties. Consequently, incremental (or phased) construction of the proposed improvements will generally not provide incremental capacity for new development.

Because increased capacity cannot be achieved by phased construction of the proposed improvements, the first developer -- and only the first -- in an area tributary to one of the ditches which needs improving should expect to undergo a very lengthy project approval process, and should be prepared to pay substantially more to develop the property than would be necessary if another property in the area developed first.

The general sizing and cost of construction of proposed improvements to District-owned facilities has been identified in the Master Drainage Plan for the Gridley urban area. Nevertheless, for reasons described in the section on Government Constraints, the approval process for the proposed improvement may involve all of the following:

- Resolution of political boundary disputes.
- Preparation of engineering studies, improvement plans, and maintenance plans for District-owned facilities.
- Title searches to verify the location and width of easements for existing ditches and canals.
- Assuring governing boards that the proposed development and the improvements will not encumber the District financially and will not have any adverse impact on landowners within it.

The City anticipates that expansion of downstream ditches will require acquisition of additional right-of-way from adjacent property owners. The Districts will be responsible for any condemnation proceedings that may be required.

3. Compliance with "3" above may require some grading of the ditch upstream, and extensive grading of the ditch downstream of the developing site. The ditches are shallow and wide, and the depth of the ditch must match the depth of the pipe so that water will flow properly and silting in the pipe will be minimized.
4. It should be noted that, because of Subdivision Map Act limitations, the drainage fees collected by the City represent the proportionate share of all properties which will be tributary to an improvement, and most properties within each tributary area are already developed. Therefore, the developer who constructs the improvement will pay the share of tributary properties which are already developed, while developers of other properties which also benefit from the completed construction need pay only the proportional share of their newly developing property.

Alternatives to Improvement Requirements

A developer may choose to design another method of disposing of his increased stormwater flows in lieu of constructing one of the trunk lines. However, the time and cost required to design and receive approval for alternative designs may eliminate any benefit associated with the opportunity to do so.

In 1991, hopeful developers routinely inquired as to whether Gridley would approve onsite disposal of stormwater flows. Prior to 1990, Butte County approved a detention pond/sunken recreation area as an appropriate method of disposal of stormwater generated from construction of a church in the Gridley area. However it should be noted that Gridley is very flat and it will generally be difficult to construct a pond which will both fill and empty by gravity (see section on Non-Government Constraints). The Reclamation/Drainage Districts have previously stated that they do not want any water pumped into their facilities. It should also be noted that Gridley has not adopted standards for construction and maintenance of ponds, and the review process of the first serious proposal for ponds may be lengthy.

ROADWAYS

Existing System

Undeveloped properties within the City and the Sphere of Influence are identified on Figure 1. Careful review of the figure provides insight into the difficulty of constructing roads to permit urban-scale development of the interior "remainders" of once-larger properties.

Several undeveloped properties suitable for residential development front Sycamore Street (the Colusa Highway) and West Biggs-Gridley Road. These streets are major County roads which are designated as "arterials" in Gridley's roadway network. As is commonly the case with County roads, the existing right-of-way is only 66' (as an arterial it must be increased to 84'), the grade of the roadway is too high to accommodate the accepted slope from paving to curb and gutter, and a row of telephone poles is located within the present inadequate right-of-way.

General Improvement Requirements

Additional requirements, and the rationale behind them, are described in section on Government Constraints.

1. Internal roadways must generally provide access to adjacent properties (cul-de-sacs are discouraged).

2. A second access must be provided to new development, concurrent with construction of the new development.
3. Internal roadways must generally conform to the location and designation identified in the Circulation Element of the General Plan (see Figures 9 and 12 for locations).
4. Access to roads designated as arterials is restricted.

Consequences of Requirements

1. The number of lots served by a "through" roadway is at least one less than the number served by a cul-de-sac.
2. For many properties, a second access can't be provided without construction of offsite roadway improvements. In several cases, offsite improvements can't be constructed without acquisition of right-of-way for the roadway.
3. The construction of roadways in the location illustrated in the General Plan will result in:
 - Construction of roadways directly over, or adjacent to, existing open ditches which require pipes as large as 84 inches in diameter (see Figures 4, 9 and 12).
 - Construction of roadways across open ditches which require pipes as large as 84 inches in diameter (compare Figure 4 with Figures 9 and 12).
4. Subdivision of properties with frontage on Sycamore Street, West Biggs-Gridley Road, and perhaps Little Avenue and the westward extension of Spruce Street, must be designed with double-frontage lots. Improvements along the restricted roadway frontages will include significant widening of existing paving, and relocation of existing power poles (see Figure 9).

Alternatives to Requirements

The requirements described above are formally adopted into the General Plan, the Subdivision Ordinance, and/or the Public Works Construction Standards. Approval of departures from the requirements would therefore require amendments to these documents.

WATER

Existing System

Gridley maintains a closed loop distribution system. Service to undeveloped areas may require construction of a new well so that adequate fire flow pressure can be maintained.

A well was constructed in the northwest quadrant in association with development of a subdivision. The well was abandoned because the manganese and arsenic content was too high.

General Improvement Requirements

New development must connect to the existing water system.

Consequences of Requirements

Construction of a new well may be required to maintain appropriate fire-flow water pressure to properties located far from existing wells.

Alternatives to Improvement Requirements

While construction of a small well to serve an individual property may be permitted, fire protection requirements may make that alternative impractical.

ELECTRICITY

Existing System

The City of Gridley provides electricity to most properties within the City via its own substation and distribution system. Power is purchased from the U.S. Bureau of Reclamation through the Northern California Power Administration (NCPA), with whom the City has a contract for a maximum of 9.4 MW of uninterrupted power through the year 2004. As of January 1992, peak power usage is approximately 7.5 MW. Therefore, unless major industrial users locate in Gridley, the present power allocation is sufficient to serve anticipated new residential development through the term of the contract.

The City does not presently have a distribution system installed east of Highway 99, south of Archer Avenue. Developed properties in that location are served by P.G. & E.

General Improvement Requirements

Connect to the municipal electric system.

Consequences of Improvement Requirements

Construct distribution infrastructure offsite, if necessary.

Alternatives to Requirements

Gridley will allow developing properties to obtain service from P.G. & E. rather than construct a lengthy offsite system, if the area is already served by P.G. & E.

ENERGY CONSERVATION OPPORTUNITIES

WEATHERIZATION ASSISTANCE PROGRAMS

Community Action Agency (CAA) in Oroville (538-7534) administers several weatherization programs, funded from several sources, for the benefit of Butte County residents:

-- Federal funding for weatherization is available through 2 programs, and is available to households County-wide. This is an on-going program. CAA typically has more applicants than funding, and total funding for 1992 is only one-third the level of 1989 funds.

A. Low Income Housing Energy Assistance Programs (LIHEAP-
funded by Federal Department of Health and Human
Services).

Qualifying income is \$15,700 for family of four (1991).

CAA proposes to weatherize up to 113 homes with these funds. The agency can invest up to \$2000 in weatherization repairs at no cost to income-eligible applicants, \$750 of which can be for general home repairs (such as replacing broken windows or doors, etc).

B. Federal Department of Energy (DOE) funds = \$40,000

-- State Department of Housing and Community Development (HCD) makes \$150,000 available to households County-wide for housing rehabilitation which implements weatherization. This is a new program which is split into two grant programs:

A. Farm laborer assistance (household member employed in agricultural-related employment), and the applicant can be a renter or owner. The goal of the program is to assist 25 households (CAA can spend up to \$5,000/house).

B. Households with elderly or handicapped members (the elderly person need not be head of household). Applicants for this program must be homeowners. The goal of the program is to assist 70 households.

Pacific Gas & Electric (PG&E) provides funds through its Energy Partners program. The Energy Partners program will provide weatherization services to a specified number of households in one particular area of the County each year. This is the second year of the program, and the targeted area is Gridley. Services

can include improving ceiling insulation, weatherstripping doors and windows, providing water heater blankets and water-efficient shower heads and faucets, and making up to \$200 in general repairs (such as replacing broken windows or doors).

OTHER ENERGY CONSERVATION OPPORTUNITIES

High density housing is energy efficient in terms of providing municipal services and reducing transportation costs.

The City of Gridley will promote construction of additional second units during the 1992-1997 planning period, and proposes to designate additional sites for development of medium to high-density development, as described in the Program section of this document.

GOVERNMENT CONSTRAINTS

CITY OF GRIDLEY

Summary

Gridley proposes to revise adopted standards which have been determined to unnecessarily constrain development of new housing. Those standards which will be revised are identified with an asterisk. Proposed revisions are identified in the Program section of this document.

Introduction

Permit procedures and development standards, and the development review and approval process, inherently add to the cost of housing. This section lists the procedures and standards adopted by the City of Gridley, and describes the objectives of the City in adopting and retaining them, despite inherent disadvantages.

Most of the procedures and standards described in this section are not unique to the City of Gridley, and they are not considered to be a major factor in the cost of providing new homes. Nevertheless, the City proposes to periodically reevaluate its adopted development standards to determine whether the theoretical objective behind each requirement is still valid, and whether that particular requirement remains the most effective means of achieving the objective.

Processing and Permit Procedures

Building Permits: The City of Gridley contracts with Butte County for building permitting and inspection services. Permit applications must be reviewed and approved by Gridley staff for consistency with local zoning and public works improvement codes before a building permit will be issued. Local staff review takes from 1-3 days.

Site Review: New development or expansion of existing development by more than 24% must be reviewed by a Committee of two Planning Commissioners and then approved by the full Planning Commission. Construction of a single dwelling is exempt from this requirement. The Site Review process is an administrative review to assure compliance with local codes. It is not considered to be a constraint to development. Current cost is \$100; approval time is identified on Table 52.

Other Permits: Gridley's discretionary permit approval process (use permits, subdivisions, etc) is consistent with State law.

TABLE 52

PERMIT PROCESSING:
CITY OF GRIDLEY

JANUARY, 1992

Permit	Approved by	Process Time ¹
Building Permits:	Butte County (as City's contractor)	1- 6 weeks
Site Plan Review:	Site Review Subcommittee ² Gridley Planning Commission ³	6-10 weeks
Use Permits/Variances:	Gridley Planning Commission	6-10 weeks
General Plan changes and Rezones:	Gridley Planning Commission Gridley City Council ⁴	10-14 weeks
Subdivisions:	Drainage/Irrigation Districts ⁵ Gridley Planning Commission Gridley City Council	unknown + 10-14 weeks

- ¹ From date complete application is filed (assumes no EIR)
² Site Review Committee meets as needed
³ Planning Commission meets 2nd Tuesday of each month
⁴ City Council meets 1st and 3rd Monday of each month
⁵ Some of the Districts do not meet regularly

Land Use and Design Requirements

The policies and regulations which have the greatest impact on development of housing in Gridley are listed below. The list identifies the intent of the requirement, and the source of the regulation.

See Programs Section for a description of proposed revisions to regulations which are identified by an asterisk (*).

Associated with maintaining Gridley's rural atmosphere:

- 1.* Growth rate shall not exceed 1.3% annually (General Plan)
- 2.* Seventy-five percent of new housing is to be single-family (General Plan).

TABLE 53
ZONING MATRIX
CITY OF GRIDLEY
MARCH, 1992

Zone	Units Per Lot	Units Per Acre	Minimum Lot Size *	Street * Frontage	Maximum Coverage w Parking	Front Yard	Second Units	Mobilehome Park		
R-S	1	3	10,000	80-95'	40%	20'	Use Permit	Use Permit		
R-1	1	4	7,500	70-85'	45%	20'	Use Permit	Use Permit		
R-2	To Maximum Density	8	7,500	70-85'	50%	20'	Use Permit	Use Permit		
R-3	To Maximum Density	15	7,500	70-85'	50%	20'	Use Permit	Use Permit		
MUCZ Combining	Depends on # Bedrooms	Depends on Main Zone	None	None	Variable	None	Permitted	Use Permit		

* Zoning regulations permit adjustment of lot size and frontage so theoretical density can be achieved.

3. Permitted density is relatively low, ranging from 3 units (rural residential) to 15 units (high density) per acre (General Plan, zoning). The actual density of most residential development projects has been consistent with the maximum permitted by the specific land use designation.
- 4.* Minimum lot sizes are relatively large, ranging from 7,500 to 10,000 square feet (General Plan, zoning).

Associated with Health and Safety concerns:

5. Maximum length of access serving flag lots shall be 300.' Access shall be paved (subdivision standards).
6. Length of dead end street or cul-de-sac shall not exceed 500' (subdivision standards)
7. Maximum length of a block shall not exceed 660' between centerlines of intersecting streets (subdivision standards).

Associated with minimizing negative impacts:

8. Two onsite parking spaces are required per dwelling, except only one space is required for a 640 square foot "second unit" or "granny flat," and 1.5 spaces are required for senior housing. All required spaces shall have a dust-free surface such as chip seal, concrete, asphalt (zoning regulations).

Associated with implementation of development standards:

- 9.* Site Review: development of a vacant lot, or expansion of an existing use in excess of 24% of what currently exists, is subject to review by a subcommittee of Planning Commissioners, and then approval of the full Planning Commission. A fee of \$100 is charged for each review (zoning regulations).

Codes and Enforcement

Gridley uses the Uniform Building Code, without amendments, as the standard for new construction within the City, and contracts with Butte County for permitting, inspection, and enforcement services.

Recipients of funds from Gridley's housing rehabilitation program are required to eliminate Health and Safety Code violations, but only the actual repairs undertaken must conform to the newer building codes presently in use.

Public Facilities Improvement Requirements

The improvements described below are similar to those of most cities. The practical consequences of these routine requirements on new development in Gridley is illustrated on Figures 5 - 12, and is described in more detail in the section describing the Availability of Municipal Facilities.

Associated with Health and Safety concerns:

10. Connect all new development to the existing sewage collection and treatment system. Extend or upgrade existing collection system if necessary to accommodate new flows (Gridley Municipal Code).
11. Improve downstream drainage facilities if necessary to provide capacity for additional stormwater runoff generated as a result of new development (Gridley Municipal Code, Master Drainage Plan for the City of Gridley).
12. Underground onsite drainage ditches and irrigation canals whenever feasible (General Plan - City concurs with the recommendation of the Districts which own the facilities).
13. Provide a second roadway access to new development (General Plan).
14. Relocate existing power poles behind new curb, gutter and sidewalk (for projects with frontage along existing, sub-standard roadways - Municipal Code, Public Works Construction Standards).

Associated with standard engineering practice:

15. Convey surface drainage underground from the property to one of the drainage outfalls serving the City. Construct underground piping to the outfall if necessary (Municipal Code, Master Drainage Plan)
16. Provide a 60' roadway right-of-way for all local streets, with standard 40' curb width and 4' sidewalk each side of roadway (General Plan, subdivision ordinance, Public Works Construction Standards)

Associated with minimizing maintenance costs:

17. Construct vertical curbs (Public Works Construction Standards).

Associated with providing for orderly growth:

18. Design new development around an adopted pattern of new roadways which will connect new areas to the existing City (General Plan, subdivision ordinance).

Fees and Exactions

Gridley levies the fees described below to recover funds expended in providing urban services to each household. Table 49 illustrates the total cost which would be assessed for construction of a 1,000 square foot house on a 7500 square foot lot.

1. Building permit fee: As described in 1988 Uniform Building Code.
2. Utility connections fees: See appendix.
3. Drainage fees range from \$2,000 - \$3,000, depending upon to which drainage ditch a property is tributary. Fees are increased annually for inflation.
 - Applied to new construction on lots subdivided after 1988.
 - Payable when building permit is finalized.
4. Park fee on subdivisions.
 - Applied to residential property subdivided after 1986.
 - Payable when building permit is finalized.
5. School fee (levied by school district).
 - Payable prior to issue of building permit.
6. Butte County Impact Fees (to be levied in the near future).
 - Applied to new construction.
 - Payable prior to issue of building permit.

TABLE 54
CITY OF GRIDLEY
AVERAGE FEES FOR CONSTRUCTION OF 1,000 SQUARE FOOT HOME
ON A NEW, 7,500 SQUARE FOOT LOT

Service Fees and Development Impact Fees

January, 1992

Single Family Dwelling	Multiple Family Dwelling	Purpose of Fee
\$ 500	\$ 500	Building ¹
900	900	Sewer
1050	1050	Water
1075	1075	Electricity
450 ²	120 ³	Drainage
165 ⁴	165	Park Fee
\$ 1650 ⁵	1650	School
257	176	County Impact Fee ⁶
6047	5636	

- 1 Estimated average cost of \$44 per square foot.
- 2 If \$2,000/acre, divided by 4 units.
- 3 If \$2,000/acre, divided by 15 units.
- 4 Per \$10,000/acre estimated "fair market value"
- 5 \$1.65 per square foot
- 6 Not applied as of January, 1992

DRAINAGE / RECLAMATION DISTRICTS AND IRRIGATION DISTRICTS

Introduction

All properties within the City of Gridley and its Sphere of Influence are also within the political jurisdiction of:

- one of three separate Drainage / Reclamation Districts, and
- one of two separate Irrigation Districts.

Almost every developable property in the City and the Sphere of Influence has one or more District-owned ditches constructed along the edge of it and/or through the middle of it.

NOTE: The obstacles that the physical presence of these large open ditches create for development of properties in Gridley is described in the section on Non-Government Constraints.

The obstacles associated with obtaining approval of the Districts to encroach upon and/or improve their facilities in conjunction with new development is described below. The discussion includes brief background information about:

- The role of the Districts in approval of development projects within the City.
- Management of the Districts (governing boards and staff).
- District policy regarding urban development (as determined by written comments regarding previous development proposals).

Role of the Districts

Ownership of / Responsibility for Existing Facilities

The Reclamation/Drainage and Irrigation Districts were formed in the early 1900's for the purpose of providing a specific service to lands within the District. They were authorized to levy taxes to fund construction and maintenance of the facilities necessary to provide that service. Most of the facilities were constructed decades ago, and now the governing Board of each District is responsible for maintenance of the facilities its District constructed and owns.

Each governing board is also responsible for assuring that the property it owns is maintained in a safe manner and that its operations don't create adverse impacts. Few of the Districts' facilities were immediately adjacent to urban development when they were constructed. Board members of all the Districts have expressed concern that their facilities could adversely affect -- and be adversely affected by -- the level of urban development which is now occurring adjacent to and over their ditches. Specifically identified concerns include potential onsite or offsite overflow of ditches, seepage from ditches, access to or maintenance of ditches, and attractive nuisances associated with open ditches.

The City of Gridley regulates development within the City to minimize adverse impacts upon surrounding properties; consequently, the City requires that some appropriate provision be made to safely dispose of increased stormwater runoff generated from new development in the City.

The standard way to dispose of stormwater runoff in Gridley has been to discharge the runoff to the existing drainage ditches. However, decades of farmland and urban development now generate stormwater flows which periodically exceed the design capacity of

the existing drainage facilities. At the same time, the design capacity of the existing system is continually reduced by silting and vegetative overgrowth.

Consequently, when an applicant proposes to develop in Gridley and direct increases in stormwater runoff to one of the Reclamation or Drainage ditches, both the City and the affected District must be assured that the receiving ditch will have adequate capacity to accommodate the increased runoff. When an applicant proposes to develop a property which has an open irrigation or drainage ditch adjacent to it or through it, both the City and the District which owns the ditch must be assured that the ditch and the development will not adversely affect each other.

Gridley routinely notifies the Districts about applications for new development within their boundaries during the City's preliminary environmental review of the project. The Districts respond with written notification of the conditions which must be met to assure them that their facilities, and their ability to maintain them, will not be adversely impacted by the proposed development.

The conditions requested by the Districts are usually incorporated into the City's conditions of approval for the project.

Review and Approval of Proposed Improvement Plans / Supervision of Construction and Acceptance of Completed Work

If a public roadway must be improved or constructed in Gridley, the developer's engineer obtains a copy of the City's adopted Public Works Construction Standards, prepares plans for the improvements according to those Standards, submits the plans to the City Engineer for approval, obtains an encroachment permit to construct within the City's roadway, and then constructs the necessary improvements according to the plans which were preapproved by the City. The City inspects the construction and approves the final product.

If a District-owned facility must be improved, the proposed construction must be reviewed and approved by the District which owns or will own the improvements, and by the City as well. Both the City and the affected District must determine whether their own separate responsibilities will be met by the proposed construction. As future owner of the new improvements, the District (or its representative) will supervise actual construction of improvements, and will accept the completed project.

Improvement projects for City-owned roadways are common, and the review, approval and construction process is routine.

Improvement projects for District-owned ditches are not common, and the review, approval and construction process will be cumbersome for reasons described in Management, below.

The general sizing and cost of construction of improvements which would provide capacity in the existing drainage ditches for stormwater runoff generated by all anticipated development in Gridley (as determined by the 1988 General Plan Land Use Map) has been identified in the Master Drainage Plan for the Gridley Urban Area. However, the proposed drainage improvements described in the Plan are based upon historic drainage patterns and practical engineering solutions, neither of which are totally consistent with the political boundaries of the drainage Districts.

The Districts have not pre-approved the City's proposed improvements to their facilities. Their board members do not have full-time technical staff to advise them, and regular District funding for technical assistance is limited (see Management, below).

Consequently, the first development for which improvements to District-owned facilities must be constructed may be significantly delayed by the necessity to acquire District acceptance of the adequacy of the sizing of improvements proposed in the Master Drainage Plan. Resolution of inconsistencies between District boundaries and areas tributary to the proposed improvements is one of the factors currently delaying proposed development of one of the larger residential properties in Gridley. The City has recently obtained funding to review and try to resolve these constraints to timely review of proposed projects.

Acquisition of Property

The City anticipates that existing drainage ditches can't be enlarged to the size proposed in the Master Drainage Plan unless additional property is obtained from adjacent property owners. The City also anticipates that some owners of property adjacent to the ditches will not want the ditches to be enlarged, and may not agree to sell a portion of their land for that purpose.

It is important to realize that, because the City has no ownership interest in the Districts' facilities, the City is not able to condemn land so that the Districts' ditches can be enlarged. Only the Districts can force sale of land needed for District-owned facilities. Because of this very important fact, the City must have detailed assurances that all necessary property will be acquired, before the City relies upon proposed

improvement of District-owned facilities when approving an application for development.

Consequently, the City must have the following information before new development will be approved conditioned upon construction of specific improvements to District-owned facilities:

- 1) What will the exact width of the improved ditch be?

Establishing the width of the improved ditch will require site-specific engineering studies to determine how deep that particular ditch can be, and at what angle the sides must be sloped (all of which depends on the ground water level and the type of soils in which the ditch is located).

Applicants should expect to prepare any necessary engineering studies, and to reimburse the District for the cost of hiring technical staff to review the studies.

- 2) What is the exact width of the property owned by the District for the ditch?

The Districts have little or no documentation of the exact location, the exact width, or even of the nature of the ownership interest for some of the right-of-way for the existing ditches, which were constructed in the early 1900's.

Consequently, developers should expect to conduct title searches to verify the location and width of easements for any ditch they will have to improve.

- 3) If the District's right-of-way is not wide enough, will the District condemn property if the improvement cannot be constructed without such action?

NOTE: The City has been awarded grant monies to fund record searches and engineering studies to resolve some of the problems identified above.

Management of the Districts

Board members of all the Districts are very aware that their District could be adversely affected by onsite or offsite overflow of ditches, seepage from ditches, access to or maintenance of ditches, or attractive nuisances associated with open ditches. Developers must convince them that the proposed development and the improvements will not encumber the District financially, and will not have an adverse impact on landowners within it.

It will be difficult to do this in a timely manner, as review of development proposals is not a function for which the Districts were organized. Board members are not experienced in engineering matters, and they have no staff to review proposed improvements for adequacy in terms of sizing, grades and materials, or to inspect construction of improvements. Their funding is not flexible and they have been unwilling to absorb costs associated with hiring staff to perform these services for them.

Board members of two of the Reclamation/Drainage Districts do not hold regular meetings; the Board of the third meets once monthly on a regular schedule. The Irrigation Districts are responsible for a wider array of facilities (pumps, etc); they have some technical assistance and meet regularly.

Policy of the Districts Regarding Development in Gridley

Each of the five Districts encompasses many square miles of land in all directions around the City. District-owned facilities located within the City of Gridley comprise a very small portion of the facilities for which each District is responsible. The policy of the Boards of the Districts, as it has been described to the City, is that all facilities throughout their large District are equally important, and none will receive special improvements or maintenance from the District.

The Reclamation / Drainage Districts

Improvement Requirements

The Districts have indicated they want all ditches adjacent to residential development undergrounded to eliminate attractive nuisances and dumping of garbage. The City has determined that undergrounding of pipes larger than 48 inches in diameter could unacceptably complicate extension of sewer lines under the pipe. Therefore, the City may permit the larger ditches to remain open.

Because of silting problems, the Districts have indicated that when existing inverted syphons must be enlarged, they must be replaced with box culverts. A box culvert of the same flow capacity as a syphon will be much wider than the syphon (will therefore require more right-of-way) and construction costs will be greater.

None of the Districts has approved the City's Master Drainage Plan, nor do they have a plan of their own regarding what improvements must be constructed to provide capacity in the system for buildout of the City. Consequently, the first developer whose property is tributary to an unimproved ditch should expect extra delay and cost in obtaining a determination from the District regarding what improvements must be constructed

(see Role of the Districts, and Management of the Districts, above).

Maintenance Requirements

The Districts have advised the City that they cannot provide the extra maintenance effort required for upkeep of an urban drainage system. The Districts want all open ditches undergrounded, but they have no equipment or staff to maintain undergrounded pipes. The City will not accept responsibility for maintenance of facilities which are not its own without proper legal agreements. Consequently, applicants may be required to prepare a maintenance program for new drainage improvements, and to establish funding for the program, prior to City and District approval of a proposed development.

The Irrigation Districts

Improvement Requirements

In the past, the Districts have requested dedication of additional right-of-way easements to assure that vehicles can access the full length of the canal for maintenance purposes.

The Districts have also requested that structures be set back from the bank of any open canal.

More recently, the Districts have stated that any of their open canals which are immediately contiguous to proposed residential development must be undergrounded for purposes of eliminating:

- "Attractive nuisances"; and
- Ground instability associated with seepage (the water surface in canals is sometimes higher than the elevation of adjacent properties).

Maintenance Requirements

Except for piping at roadways, the conveyance system owned by the Districts is generally one of open canals. The Districts have advised the City that they have no equipment or manpower to maintain lengthy sections of underground pipe; therefore, they may request assistance with identification of appropriate new maintenance programs, and funding for any new costs associated with new maintenance activities and equipment.

SCHOOL DISTRICTS

Role of the Districts

School districts have no authority to approve or disapprove housing development projects. However development projects which require a discretionary approval from local government are subject to an environmental review process which includes providing potentially affected agencies such as school districts notice of the proposed project and an opportunity to comment regarding the impact of the proposed project on the operation of the agency.

The State of California has adopted legislation that limits the maximum fee school districts may assess (without voter approval) to mitigate the impact of most new development.

Policy of the Districts

The Gridley Union Elementary and Gridley High School Districts have stated that they will be impacted by new growth in Gridley. In 1991, the Districts requested that Gridley City Council establish a Mello Roos District and adopt a school fee of \$7.50 per square foot for new residential development within the District. They had prepared studies in support of this request.

Gridley City Council responded that the City would not formally consider such a request unless Butte County would require the same fee for new development within the County portion of the school districts.

Administrators of all Butte County school districts subsequently worked together to determine how to mitigate the impacts of growth upon their schools. A consulting firm worked with the districts to develop a uniform formula each could use to calculate the costs associated with providing for each new student, and the per unit fee that each district must charge if impacts from new housing were to be fully mitigated.

Table 55 shows the per-unit charge that would be assessed in each area if the fees are adopted. Variations in the fees reflect variations in the "student yield" factor for each district, and in different projected land and infrastructure costs in each of the different areas. Each district prepared its own estimate of student yield and local land costs. The student yield factor is at least partially based upon the experience of the district, and is not necessarily consistent with the U.S. Census household population factor for the jurisdiction (the 1991 household populations of Butte County jurisdictions are shown on Table 20).

TABLE 55		
PER-UNIT HOUSING IMPACT FEES PROPOSED FOR BUTTE COUNTY JURISDICTIONS BY BUTTE COUNTY'S SCHOOL DISTRICTS		
1992		
Jurisdiction	Proposed Fee	Student Yield per House
Gridley Area ¹	\$13,575	1.00
Biggs	\$11,821	
Durham	\$ 9,154	
Oroville Area ²	\$ 7,658	
Chico	\$ 6,772	0.43
Paradise	\$ 5,230	0.39
Oroville Elementary	\$ 4,807	
¹ Includes Gridley elementary, Gridley high school and Manzanita school. ² Includes Oroville high school, Bangor, Feather Falls, Golden Feather, Palermo and Pioneer schools.		

Table 56 (on the next page) shows the increase in the population under 19 years of age in Gridley between 1980 and 1990. Gridley's school district boundaries extend far outside of the City's corporate boundary; in the 1989/90 school year, the total combined student enrollment in the Gridley elementary and high school districts was listed as being 2045.

As of May, 1992, the boards of most of the school districts in Butte County (including Gridley's local school districts) had passed a resolution:

- Requiring that the impacts of new residential development on schools be fully paid for before construction of new housing is approved by the school district, and
- Requesting that the local jurisdiction adopt language to that effect into its general plan.

However the boards of at least two of Butte County's school districts decided to work with local community business people to find alternatives to imposing such expensive fees on new residential construction. Some of the alternative fund-raising mechanisms previously considered by all of the Butte County school districts included general obligation bonds, school impact fees, Mello Roos assessment districts, land donations, and payment in-lieu of land donation.

TABLE 56
AGE DISTRIBUTION OF CHILDREN UNDER 19 YEARS OF AGE
IN THE CITY OF GRIDLEY
1980 and 1990

Age	1980			1990				
	Total #	% 0-18	% All Pop	Total #	% 0-18	% All Pop	Added #	% Increase
Under 1	60	5.1	1.5	68	4.7	1.5	8	13.3
1 and 2	146	12.5	3.7	164	11.2	3.5	18	12.3
3 and 4	111	9.5	2.8	156	10.7	3.4	45	40.5
5 years	59	5.0	1.5	67	4.6	1.4	8	13.6
6 years	56	4.8	1.4	82	5.6	1.8	26	46.4
7 to 9	155	13.2	3.9	243	16.6	5.2	88	56.8
10 to 13	219	18.7	5.5	308	21.1	6.7	89	40.6
14 years	87	7.4	2.1	72	4.9	1.6	- 15	- 17.2
15 years	70	6.0	1.8	64	4.4	1.4	- 6	- 8.6
16 years	67	5.7	1.7	83	5.7	1.8	16	23.9
17 years	73	6.2	1.8	78	5.3	1.7	5	6.8
18 years	67	5.7	1.7	76	5.2	1.6	9	13.4
All, 0-18	1170	99.8	29.4	1461	100.0	31.6	291	24.9
All, City	3982			4631				

Source: U.S. Census

Policy of the City of Gridley

In May, 1992, the superintendent of Gridley's school districts addressed the Planning Commission at its hearing on the draft Housing Element for the 1992-1997 planning period. He advised the Commission of the resolution passed by the local school boards, and urged that language requiring full mitigation prior to approval of new residential construction be adopted into Gridley's General Plan. Local developers responded during the course of the hearing that adoption of a fee in the amount requested by Gridley's school districts would make it impossible to develop virtually any new housing in Gridley.

Gridley's Planning Commission and City Council share the school districts' belief that the quality of education in Gridley should be maintained. The City expressed its intent to work with the school districts to find an equitable means of mitigating the impacts of growth.

NON-GOVERNMENT CONSTRAINTS

PHYSICAL CONSTRAINTS TO CONSTRUCTION OF IMPROVEMENTS IN GRIDLEY

Certain physical characteristics of the Gridley area profoundly affect development and the manner in which services are provided. Those characteristics are described briefly below:

1. The topography of the area is very flat.

The ditches and sloughs which drain surface water from the Gridley area to the Sacramento or Feather Rivers have an average gradient of only 0.5 foot per thousand feet. Consequently, water velocity is very low, and the ditches must be very large to accommodate the high volume of stormwater flows generated within the area. (1988 Master Drainage Plan, page 3)

It should be noted that, because of the flatness of the area, the time of concentration of stormwater runoff to the "peak flow" level is slow, and the duration of peak flows is similarly extended. Consequently, stormwater detention ponds would have to have greater capacity to minimize peak flows in the ditches than would be the case if water velocity in the ditches were greater.

The flatness of the area also significantly reduces the distance over which the shallow gravity sewer collection system can be extended. Figures 3 and 7 illustrate the terminus of the existing gravity collection system, and the location of lift stations and force mains constructed to serve newer development.

2. A high perched water table exists throughout much of the area.

Subsurface soils include very dense hardpan layers which hold a perpetual reservoir of water 8 -10 feet below the surface of the ground. The elevated water table makes trenching for drainage facilities difficult and expensive, and open ditches must be widened rather than deepened to increase capacity.

The surface soils become completely saturated and drainage flows are high during the winter storms, and during the spring and summer irrigation season. In many locations the groundwater elevation is as high, or higher, during the summer irrigation season as it is during the winter.

3. One or more large open irrigation canals or drainage ditches bisects or is adjacent to almost every developable property in the City and Sphere.

The physical presence of these historic open waterways which surround Gridley in all directions profoundly impacts the design,

the review process, and the cost of engineering and construction of new development in Gridley.

The large open ditches obstruct access to undeveloped property, they usually limit the options for physical development of the property, and they create aesthetic and safety concerns for the proposed urban use of the property.

Most of the ditches are unlined, and many of the irrigation canals are elevated above the ground level of adjacent property. Water seepage from irrigation canals to adjacent properties is common. Extensive fill material may have to be imported to elevate some properties adjacent to drainage ditches to a grade that will drain to the ditch, and/or to elevate building pads.

The location of these ditches with respect to "developable" properties is illustrated on Figure 4. Information regarding the review and approval process for construction of improvements to, or over, these facilities is described in the section on Government Constraints. Information regarding area-specific improvement requirements is described in the figures provided with this document.

4. Some areas have no basic collection infrastructure present for sewage and/or stormwater.

Areas without sewer infrastructure are identified on Figure 3. Figure 11 identifies the underground stormwater collection infrastructure proposed to serve the area east of the railroad tracks.

5. The capacity of existing sewer and stormwater collection systems is limited where it does exist.

Additional information regarding area-by-area limitations is provided on the figures included with this document.

6. The location of the railroad and highway within the City is such that traffic from any new development in the west half of the City must be funnelled directly through the center of the City to reach the high school and/or Highway 99.
7. The primary urban reserve area was previously subdivided into many relatively small properties, none of which could singly develop on a scale large enough to afford the cost of extending sewer service to the area.

The residentially zoned portion of this area is divided into over 100 separate properties, the largest of which is less than 12 acres in size. The range of parcel sizes is described in Table 57.

TABLE 57

NUMBERS AND SIZES OF RESIDENTIALLY ZONED PROPERTIES
LOCATED IN THE SOUTHEAST QUADRANT OF THE GRIDLEY SPHERE OF INFLUENCE

(See Figure 1)

JANUARY, 1992

Size	Number	Level of Development
Up to 2 acres:	72 ¹	(All but 2 have a house)
2 to 5 acres :	25 ²	(All but 7 have a structure)
5 to 11 acres:	15 ³	(One-half have a structure)
¹ All or portions of 3 of these properties have been acquired for or are within the projected alignment of the proposed Highway 99 Bypass		
² All or portions of 6 of these properties have been acquired for or are within the projected alignment of the proposed Highway 99 Bypass		
³ All or portions of 3 of these properties have been acquired for or are within the projected alignment of the proposed Highway 99 Bypass.		

COST OF HOUSING

Purchase

Gridley's realtors indicate that the cost of homes here is low compared to surrounding communities, but it is rising rapidly. A home that sold for \$50,000 three years ago now costs \$75,000, and during the brief time that one home was recently in escrow for a price of \$75,000, another hopeful buyer offered the owner \$85,000.

In January, 1992, homes priced at about \$70,000 were in greatest demand, and premium homes were priced at about \$130,000 - \$140,000. The greatest demand has been for 3-bedroom homes with large back yards.

Rent

Local realtors who also provide property management services indicate there is a stable demand for rentals in Gridley, and purchase cost is low and the rental income potential is relatively high and increasing. In early 1992, a 3-bedroom 1-1/2

bath home with garage rented for \$675. During that same time, a 1-bedroom, 1-bath home on a quarter acre in Gridley sold for \$32,500, and was rented out for \$450/month (much to the surprise of the realtor), and two "executive-type" homes were also successfully rented.

In late March, 1992, the classified section of the local paper included notice of the availability of the following rentals:

2-bedroom townhouse:	\$450
2-bedroom:	\$400
1-bedroom:	\$350
1-bedroom:	\$400
1-bedroom:	\$375

Table 3 provides information regarding maximum housing costs for each of the four major income groups. It is reproduced here for easy reference.

TABLE 3				
MAXIMUM MONTHLY HOUSING PAYMENTS AND MAXIMUM PRICE OF PURCHASE HOUSING AFFORDABLE TO A HOUSEHOLD BY INCOME LEVEL AND FINANCING CHARACTERISTICS				
April, 1991				
1991 Median Income for Butte County: \$ 31,400 for family of four (HUD)	PERCENT OF MEDIAN HOUSEHOLD INCOME			
	50%	80%	100%	120%
	\$15,700	\$25,100	\$31,400	\$37,700
Affordable Monthly Payment				
@ 25% of gross income	\$ 327	\$ 523	\$ 654	\$ 785
@ 30% of gross income	392	628	785	943
@ 35% of gross income	458	732	916	1,100
Maximum Price of a House @ 30% of Gross Income assuming 30 year fixed-rate mortgage of 10% down *				
@ 8% interest	\$ 59,000	\$ 95,000	\$ 119,000	\$ 143,000
@ 10% interest	50,000	80,000	99,000	120,000
@ 12% interest	42,000	68,000	85,000	102,000
@ 14% interest	37,000	59,000	74,000	88,000
* Price calculations exclude property taxes, insurance, utilities and maintenance				

COST OF LAND

Improved

Relatively few improved building lots are available in Gridley, and fewer still are for sale. Local realtors indicate that in January, 1992, a saleable price for an improved lot of about 6,000-7,000 square feet was \$20,000.

The highest appraisal that the developers of the 24-unit Phase II of Gridley Springs Apartments could get for their 1.7 acre site was \$120,000. The site is one of the few in town to which all services are available. The same developer indicates that if another two to two and one-half acre site were available, zoned for apartments, and comparably priced, FmHA would fund construction of another senior apartment complex in Gridley. Another two acres of vacant land adjacent to the Phase II Gridley Springs site is available, but the list price of the land is \$125,000 per acre. The high cost of improved land may be a reflection of the fact that very little of it is available.

Gridley proposes to reduce housing costs by facilitating construction of infrastructure to additional properties, as described in the Program section.

Unimproved

In March, 1992, an unimproved 7.8-acre lot contiguous to the City was listed for \$96,000. At present zoning, the lot could be subdivided to provide 22 homes. Improvement of this particular property will be expensive, and may include construction of offsite drainage and sewage infrastructure.

Gridley proposes to reduce housing costs by facilitating construction of infrastructure to developable properties, as described in the Program section.

COST OF CONSTRUCTION

Typical construction costs for local builders are presently about \$44-\$47 per square foot. These costs are consistent with the value entered on the few building permits issued for new residential construction in Gridley in 1991. The costs are also consistent with the housing rehabilitation cost estimates used by Gridley's Housing Rehabilitation Specialist.

A construction cost of up to \$47,000 for a 1000 square foot house, when added to costs incurred for land acquisition, utility and development fees, and offsite improvements, would make a new

home unaffordable to most local very low to moderate income households, even with interest rates as low as 10%.

Construction costs for the 24 units of Phase II of Gridley Springs Apartments will average \$41.50 per square foot. The developer doubts that the job could be bid for the same cost today (March 1, 1992). At that construction cost, each unit will cost an average of \$37,092, for an average size of 894 square feet per unit. This project involves certain economies of scale, such as a two-story structure, and two- and three-bedroom units. The developer suggests that single story, one bedroom units cost more, particularly if they are for senior citizens.

Gridley proposes to reduce housing costs by facilitating construction of infrastructure in the manner described in the Program section of this document.

AVAILABILITY AND COST OF FINANCING

According to local realtors and a local bank official, there are no mortgage deficient areas in Gridley, and the 1992-1997 planning period begins with exceptionally favorable interest rates (interest rates are under 10% in March, 1992). However, conventional financing is not readily available for construction of multiple-family housing, purchase of unimproved land, or owner/builder construction of new housing.

Single-family homes

Construction

A local bank will provide construction loans to licensed, bonded contractors. A construction loan can be approved for from 80-100% of the value of the proposed structure, depending upon whether the land is encumbered.

Purchase

A local bank will loan up to 80% of the value of a home to qualified applicants. In order to qualify, an applicant must have been employed for at least two years, and the combined debt load of the applicant, plus the estimated cost of taxes and insurance on the property, must not exceed 36% of the applicant's monthly gross income.

According to local realtors, most loans for purchase of homes in Gridley are arranged with savings and loans institutions and mortgage brokers located in such nearby cities as Yuba City, Oroville, and Chico.

Multiple-Family Housing

Conventional Loans

In March, 1992, conventional financing is described as difficult to obtain. The developer who constructed the 32 units of Phase I of Gridley Springs indicates he had a very difficult time securing 40% conventional financing for the \$1.4 million cost of construction of 24 units in Phase II of the project. He indicates that banks are reluctant to invest in speculative commercial ventures (all rentals are commercial ventures), and are investing their time and funds in refinancing of single-family homes and foreclosures.

Public Assistance Financing

In March, 1992, financing for new construction is described as difficult to obtain.

U.S. Department of Housing and Community Development (HUD):

Evidently Gridley is fairly well-off compared to many other cities, in terms of household incomes, quality of existing homes, and vacancy rate. In late 1991, HUD listed Gridley's vacancy rate as 12%, despite the determination of the 1990 U.S. Census that the local vacancy rate is 5%. Data gathered by City staff, and the perception of local residents and realtors, is consistent with the Census description of the local vacancy rate.

California Department of Housing and Community Development (HCD):

A developer who constructed two FmHA apartment projects in Gridley and was seeking funding in January, 1992, for another project was advised by an HCD contact that about 80% of government agencies in California won't be eligible for HUD and HCD assistance because they are not in compliance with Housing Element law, particularly with respect to availability of land zoned for multiple-family development. In March, 1992, Gridley had less than five undeveloped acres zoned to permit such development, and infrastructure was available to only two of those acres (see Figures 1-13).

Farmers Home Administration (FmHA):

The developer of the Gridley Springs Apartments indicates that FmHA currently funds only about 17 projects per year throughout the State. Government agencies share information, and the information about Gridley provided by HUD (as described above) does not place the City in an advantageous position in the competition for limited funding.

Proposition 84 and Proposition 117 Funds:

Gridley Springs Phase II will be partially funded by Proposition 84 funds (from 1988 and 1990 bond measures which voters passed). According to the developer of that project, the 1988 funds are all committed now, and new projects can be funded only if others which have secured a commitment of funding are not constructed. Gary Sannar of the Housing Authority of Butte County (BCHA) indicates that guidelines are still being established for use of the 1990 funds, but it is his understanding that voters of a community must approve construction of new low income homes within the community (Article 34 referendum) before BCHA can qualify to obtain any of the funds for a local project. This particular approval process has not been used in Gridley for several decades.

PROFITABILITY OF RENTALS

The developer of the Gridley Springs Apartments indicates that he also develops market rate rentals. He stated that he had great difficulty in obtaining even partial conventional financing for Phase II of Gridley Springs Apartments, and advised that the "speculative nature" of apartment rentals is increased by the fact that profits from such ventures are marginal. Management costs are higher than obtainable rents can reimburse (in Gridley, management costs can be expected to be as high as \$200 per month per unit, and marketable rents should not exceed \$525-\$550 per month).

A local realtor indicates that changes in tax laws have virtually eliminated incentives to own and manage market rate rentals.

Gridley proposes to coordinate with HCD to review that agency's listed vacancy rate for the City, and to rezone additional land for development of multiple-family housing, as described in the Program section of this document.

CONSISTENCY WITH THE GENERAL PLAN

Gridley's General Plan has been internally consistent. The City proposes to review all Elements of the General Plan for consistency with the goals, policies, objectives, and action programs described for the 1992-1997 planning period, and revise other elements as may be necessary to assure that the General Plan remains internally consistent.

Some policies in the Land Use Element which are known to be inconsistent with proposed housing policies can be amended by January, 1993.

Amendment of other General Plan policies which are not technically inconsistent with the action programs for the new planning period (such as adopted roadway patterns and land use designations) may require extensive deliberation and environmental review.

PUBLIC PARTICIPATION

During preparation of the draft Housing Element, the planning department contacted service providers, realtors, developers, and other parties potentially knowledgeable regarding local housing needs and constraints. Applicable portions of the draft text were circulated to these parties with a request for comments. Notice was provided in the paper and at various public locations regarding several workshops on preparation of the Housing Element. The local newspaper provided good coverage of the issues discussed at ongoing workshops held by the Planning Commission.

The draft Housing Element was circulated to potentially affected and interested agencies and organizations. Public hearings on the draft were held before the Planning Commission and City Council in May, June and July, 1992.

PROGRAM TO PROVIDE NEEDED HOUSING

INTRODUCTION / ORGANIZATION

The City of Gridley proposes to take specific actions to facilitate providing a variety of habitable housing types for all income groups in Gridley. The proposed actions are part of the comprehensive housing program that is described in this section.

Gridley's action program is guided by several primary goals, by policies which support those goals, and by specific objectives which are to be achieved within the 1992-1997 planning period. Those goals, policies, objectives and actions are all summarized in tabular form; the programs are described in greater detail in the text of the pages that follow the tables.

Table 2 summarizes most of Gridley's specific objectives for the planning period; it is reproduced below:

TABLE 2					
SUMMARY OF HOUSING GOALS FOR PLANNING PERIOD					
1991 - 1997					
(By Income Category)					
Income Category	# New Units	% New Units	Average # New/Yr	Rehab # Units	Conserve # Units*
Very Low	67	28%	11	35	30
Low	49	18%	9	15	30
Moderate	41	15%	7	N/A	30
Above Moderate	120	43%	21	N/A	N/A
TOTAL	277	100%	48	50	90
* Weatherization programs will reduce energy costs and assist in maintaining the affordability of housing. Source: Regional Housing Allocation Plan for Butte County, 1991-1997 Planning Period - Table 5 (adopted June 17, 1992).					

Other specific objectives for the planning period include:

- Promote construction of 10 new second units;
- Facilitate development of a mobilehome park for 25 units.
- Facilitate development of an emergency shelter and transitional housing, each with a capacity to assist at least 6 persons.

The specific amount of additional land which must be rezoned (10 acres permitting development at 8 to 15 units per acre) or to which infrastructure must be made available if the objectives identified on Table 2 are to be achieved (75 acres) is shown on Table 4, which is reproduced below:

<p style="text-align: center;">TABLE 4</p> <p style="text-align: center;">RESIDENTIAL LAND REQUIREMENT FOR PLANNING PERIOD 1992-1997</p> <p style="text-align: center;">BASED UPON THE EXPECTATION THAT "AFFORDABLE HOUSING" WILL BE MULTIPLE-FAMILY AND / OR HAVE A DENSITY OF AT LEAST 8 UNITS/ACRE</p> <p style="text-align: center;">June, 1992</p>						
Housing Type	Number of New Units	Possible Zone	Typical Density	Acres Needed ¹	Acres Available ²	Excess / Shortfall
Single Family	120	R-S	3 / Ac	51	0	- 51
	41	R-1	4 / Ac	14	0	- 14
Multiple Family	49	R-2	8 / Ac	8	0	- 8
	67	R-3	15 / Ac	6	4 ³	- 2
TOTALS	277			79	4	- 75
<p>¹ Includes 125% of estimated demand</p> <p>² "Available" in terms of zoning and availability of infrastructure</p> <p>³ 24 units will be constructed on 2 acres in 1992; 2 acres remain available (see Figure 13)</p>						

The manner in which the City proposes to overcome the considerable constraints to providing infrastructure to serve new development in Gridley is identified and described on the following page.

Goals	Policies	Objectives	GOALS, POLICIES, OBJECTIVES, AND ACTION PLAN FOR PLANNING PERIOD 1992 - 1997 Action Program	Responsible Agency	Special Funds	Page 1 Date Completed
<p>I. HOUSING QUALITY GOAL:</p> <p>Promote provision of new housing which meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.</p> <p>II. HOUSING QUANTITY GOAL:</p> <p>Encourage the preservation of existing housing and the construction of new housing at a cost and in quantities to meet the needs of all income groups, including the homeless and low and moderate income households.</p>	<p>A. Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p> <p>B. Identify adequate sites which will be made available through appropriate zoning and development standards and with public service and facilities needed to facilitate and encourage the development of a variety of types of housing for the needs of all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing.</p> <p>C. Maintain and enforce development standards which provide durable housing and safe neighborhoods for households of all income levels.</p> <p>D. Encourage new development to integrate housing and household types.</p> <p>E. Preserve and maximize the use of existing housing.</p> <p>F. Encourage construction of second units as appropriate.</p>	<p>1. Facilitate construction of <u>277</u> new homes, <u>116</u> of which will be affordable to lower income households.</p> <p>2. Facilitate repair or replacement of <u>5</u> existing homes which are unoccupied because of poor condition.</p> <p>3. Rehabilitate <u>45</u> existing homes in need of moderate to substantial repair.</p> <p>4. Promote construction of <u>10</u> second units.</p> <p>5. Facilitate construction of a mobilehome park for <u>25</u> units.</p> <p>6. Facilitate providing transitional housing for <u>6</u> displaced families.</p> <p>7. Facilitate providing emergency shelter for <u>6</u> homeless persons.</p> <p>8. Facilitate weatherization of <u>90</u> homes.</p>	<p>a) Coordinate with local referral agency regarding enforcement of anti-discrimination in housing, and make information available in public locations locally.</p> <p>b) Adopt ordinances which empower enforcement of housing safety codes</p> <p>c) Conduct a housing condition survey.</p> <p>d) Enforce housing codes for new and existing structures.</p> <p>e) Prepare and maintain a data base for purposes of -- tracking coordination of health and safety complaints with rehabilitation program opportunities; -- targeting houses most in need of rehabilitation -- providing a list of properties potentially available for infill development.</p> <p>f) Apply for public funding assistance for rehabilitation of existing housing stock.</p> <p>g) Provide for single-family homes on 5,000 square foot lots by reducing minimum lot size in R-2 zones.</p> <p>h) Provide additional sites zoned to permit medium and high density residential development.</p> <p>i) Promote use of the MUCZ zone to integrate housing types, and provide pre-approval for development.</p> <p>j) Amend regulations for mobilehome parks to -- reconcile standards with State requirements, -- allow mobilehome parks as-of-right in medium and high density residential zoning districts.</p> <p>k) Amend regulations to provide for emergency transitional shelter.</p> <p>l) Apply for public assistance funds for provision of emergency and transitional shelter.</p> <p>m) Amend the General Plan Land Use Element to delete policies which would -- restrict growth. -- restrict the number of multiple-family units.</p>	<p>Planning Department</p> <p>City Council</p> <p>Planning</p> <p>"</p> <p>"</p> <p>"</p> <p>Department</p> <p>Planning Department</p> <p>Commission/ City Council</p> <p>Commission / Council</p> <p>All</p> <p>Planning Commission / City Council</p> <p>Commission/ City Council</p> <p>Staff/ City Council</p> <p>Planning Commission/ City Council</p>	<p>None</p> <p>None</p> <p>CDBG</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>General Fund if EIR Required</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>	<p>Ongoing</p> <p>June 1993</p> <p>October 1992</p> <p>Ongoing</p> <p>January 1993</p> <p>March 1993</p> <p>January 1993</p> <p>January 1994</p> <p>Ongoing</p> <p>January 1993/ January 1994</p> <p>January 1993</p> <p>January 1994</p> <p>January 1993</p>

<u>Goals</u>	<u>Policies</u>	<u>Objectives</u>	<u>Action Program: Page 2</u>	<u>Responsible Agency</u>	<u>Special Funds</u> General Fund if EIR Required	<u>Date Completed</u>
III. AFFORDABLE HOUSING GOAL: Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.	G. Encourage infill development to maximize use of available land and infrastructure, and eliminate unsightly and unsafe conditions on unused lots. H. Preserve assisted housing stock identified in this document as reserved for lower income households.	9. Rezone at least <u>10</u> acres to permit residential development at from 8 to 15 units per acre. 10. Facilitate providing infrastructure to at least <u>75</u> acres which are zoned to permit development of up to 277 new homes.	n) Review, and if appropriate amend, the roadway patterns adopted in the General Plan Circulation Element. o) Modify density bonus law to be consistent with new State requirements. p) Provide educational materials regarding second units. q) Identify an area which could provide the quantity and types of housing projected for the planning period, and: -- assist with the funding for construction of necessary infrastructure on a cost reimbursement basis. -- increase the permitted residential density of some of the properties which will be served so that the per household cost of construction of the infrastructure will be reduced.	Planning Commission/ City Council Commission/ City Council Staff Planning Commission / City Council	 None None General Fund and Public Funds	January 1994 January 1994 January 1993 January 1994
IV. EQUAL HOUSING OPPORTUNITY GOAL: Assure that discrimination is not a factor in the ability of households to obtain housing.	I. Remove obstacles to the ability to provide temporary additional living space in existing residential area. J. Reduce the cost of providing infrastructure to serve new housing constructed to meet the needs of present and projected households. K. Where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. L. Make use of public and private resources to provide for market rate housing. M. Promote adherence to fair housing practices.	11. Promote construction of at least <u>12</u> apartments with at least three bedrooms each. 12. Promote construction of at least <u>12</u> apartments accessible to handicapped persons.	r) Reduce development review time by studying the feasibility of implementing the Master Drainage Plan. s) Modify existing ordinances to permit temporary use of trailers or recreational vehicles as residences upon approval of an administrative permit, and without connection to public infrastructure. t) Make small transitional family shelters a permitted use in commercial zones. u) Conduct periodic review of policies and standards and consider progress in meeting adopted goals addressing quantity, affordability, and quality of housing. v) Coordinate with other agencies to maximize weatherization of local dwellings. w) Promote construction of the 24-unit Phase II of Gridley Springs Apartments. x) Provide for site review of affordable multiple-family housing projects within on week of receipt of a completed application for such review.	Staff Planning Commission / City Council Commission/ City Council Commission/ City Council Staff, CAA Commission/ City Council and Staff Planning Commission	CDBG None None None None General Fund	October 1992 January 1993 January 1993 Ongoing Ongoing Ongoing Immediately

DISCUSSION OF PROGRAMS

Program "a" To ensure that fair housing practices are adhered to, the Planning Director will respond to all complaints regarding violation of fair housing procedures. The City's planning office phone number will be included in all outreach brochures which describe available housing assistance. Any complaints that cannot be resolved will be referred to an appropriate organization with the capacity to assist persons with fair housing complaints, including the State Department of Fair Employment and Housing.

Program "b" Gridley's municipal code will be revised to provide clear authority for enforcement of health codes (the City has no health officer, and the code has not provided authority for enforcement by any other agency).

The City will also investigate programs which call for periodic inspection of structures for code compliance, and programs which compel correction of code violations. One example of such a program is the State Tax Denial program. Information about such programs and how they can benefit a property owner will also be made available (at the planning office) to local landlords.

Program "c" The City has obtained grant funding to conduct a housing condition survey in accordance with the guidelines provided by the Department of Housing and Community Development. The planning department will supervise the survey, which will be completed by Fall, 1992.

Program "d" The City will enforce compliance with housing codes as the opportunity arises to evaluate the status of homes. Evaluation presently occurs with applications for new construction or rehabilitation of existing structures.

Program "e" Planning staff will prepare and maintain a computerized parcel database that allows the City to monitor the:

- Location and comparative condition of housing identified as being in need of rehabilitation (such as in the housing condition survey, or by receipt of complaints from residents of the structure). This database will allow the City to contact owners of identified substandard housing regarding such improvement opportunities as the City's housing rehabilitation program. By monitoring housing in this manner, it may be possible for the City to focus rehabilitation efforts on the units most at risk of being completely lost from the housing market in the near future.

-- Location of vacant lots, so that a list can be provided to local realtors and builders interested in small-scale, in-fill development.

Program "f" The City will continue to make regular application for additional housing rehabilitation funding from the Community Development Block Grant Program, and any other potential funding sources.

Program "g" The City proposes to reduce the minimum permitted lot size in R-2 zoning districts from 7,500 to 5,000 square feet, so that it will be possible to construct single-family homes which are less costly (and thereby provide additional home-ownership opportunities).

Program "h" The City proposes to rezone at least 10 acres of land presently designated for low density residential development to the higher density permitted in R-3 zones, so that housing available to households of various income groups can be constructed in the numbers identified on Tables 2 and 4.

Program "i" City staff will develop information about the "pre-approval" advantages of the Mixed Use Combining Zone. That information will be available at the planning office, and will be provided to local realtors, developers, and property owners upon request.

Program "j" The City proposes to delete the locally adopted mobilehome park design standards which are no longer locally enforceable, so that Gridley's application and review process for such parks is as simple and clear as possible.

The City proposes to further simplify the park development process by deleting the use permit approval requirement for this use in medium and high density residential areas, so that the use is subject only to the local site review and state permit process.

Program "k" The City proposes to make emergency shelters a use permitted with a use permit in all public/quasi-public zoning districts.

Program "l" Planning staff will apply to HCD and other agencies if appropriate, for funding assistance to provide local emergency and transitional housing.

Program "m" The City proposes to revise or delete language in the Gridley General Plan which would limit growth to less than 2% per year, and which prescribes a fixed ratio of housing types within the City.

Program "n" The Planning Commission and City Council propose to review the roadway pattern and standards adopted in the Gridley General Plan and Public Works Improvement Standards with respect to whether there are less costly alternatives which could provide an acceptable circulation system. If acceptable alternatives are identified, amendment of the adopted standards will be considered.

Program "o" The City will adopt a density bonus program which is consistent with the latest state requirements, as soon as an appropriate method of reserving owner-occupied housing can be identified and implemented.

Program "p" Information regarding the potential benefits of second units will be available at the planning department, and will also be made available to local realtors and the local press. If annual monitoring of the housing programs indicates that no second units are being constructed, information can be provided directly to owners of property within areas determined to be most appropriate for second units.

Program "q" The City proposes to assist in making infrastructure available for at least the amount of new residential construction identified in Table 2. The exact manner in which the City can provide assistance will be determined by January, 1994, after the City has held a series of public meetings in accordance with the schedule attached to the end of this Program description.

The City must first determine what area provides the most realistic opportunity for residential development at the most economical cost, based upon the knowledge obtained in the preparation of this Housing Element regarding:

- Sites available for residential development.
- Local infrastructure constraints.
- Potential infrastructure costs.

The City must also evaluate what manner of participation in construction of infrastructure is possible within the limitations of the City's budget and political climate (assessment districts are definitely not an alternative at this time). The City will contact public and private agencies for information regarding reimbursement agreements, bonds, and the opportunities and pitfalls of phased financing prior to January, 1994.

The City proposes to further reduce the cost of providing infrastructure to the selected area by increasing the permitted residential development density on some properties within the area to be served (rezone).

Program "r" The City has obtained grant funding to study the feasibility of implementing the Master Drainage Plan. A description of the study is in the appendix of this Element.

Program "s" The City proposes to modify existing ordinances to permit temporary use of trailers or recreational vehicles as temporary residences upon approval of an administrative permit, and without connection to the public sewer system.

Program "t" The City proposes to make small transitional family shelters a permitted use in commercial zones.

Program "u" If annual reports indicate that implementation of the Housing Element is not on schedule and may not be achieved, the City will reevaluate its adopted development standards and modify any that may no longer be appropriate.

Program "v" City staff will maintain contact with agencies known to provide funding for and/or weatherization services. This contact will make it possible to provide information to those agencies that may assist local households, and to provide information about the services offered by the agencies to local households.

Program "w" The City will work with the developer of Phase II of the Gridley Springs Apartments in whatever capacity is within its power to assure that the 24 units are constructed.

Program "x" Within one week of the time a complete site review application is received for an affordable multiple-family housing project, the City will hold a special meeting of the Planning Commission to act on the application.

SOURCES OF INFORMATION

Banks: Joyce Avenell, Bank of America, Gridley Branch

Developers: Herb Krumpe, developer of Gridley Springs Apts

Government Agencies:

- Butte County Agricultural Commissioner - Richard Price
- California State Employment Development Department -
Manual Lopez, Randy Gonzales

Housing Complexes (in the City of Gridley):

- Gridley Springs / Oaks Elderly Housing: Norman Cook
846-6201 846-6385
- Haskell Street Apartments: Elinor Horn (846-6934)
- Valley Oaks Senior Residence: Sam Pang

Motels (in the Gridley area):

- Pacific Motel - Jan Tranchina (846-9915)

Realtors:

- John Ballantyne, Help U Sell
- Bob King, King Realty
- Larry Hammon, Hammon Realty

Reclamation / Drainage Districts:

- Reclamation District No. 833: Bill Fiedler
- Reclamation District No. 2056: Bob Millington
- Drainage District No. 1: Bob Millington

Service Agencies (Non-profit):

-- Adult Day Health Care Center - Brenda Brumhall (342-2345)

-- Area Agency on Aging - Vicki Paxton (898-5961)

-- Chico Housing Improvement Program: Dave Burkland

-- Churches:

Father Ted Rodrigues, St. Timothy's Episcopal Church
Rick Cunningham, First Baptist Church

-- Community Action Agency:

Lorene Eagleson (Oroville - Homeless)
Ginger Seim - Weatherization Services
Rae Rush - General Services

-- Family Services Association: Mickey Taylor

-- Gridley Family Health Center - Margo Campiz (846-6231)

-- Housing Authority of Butte County:

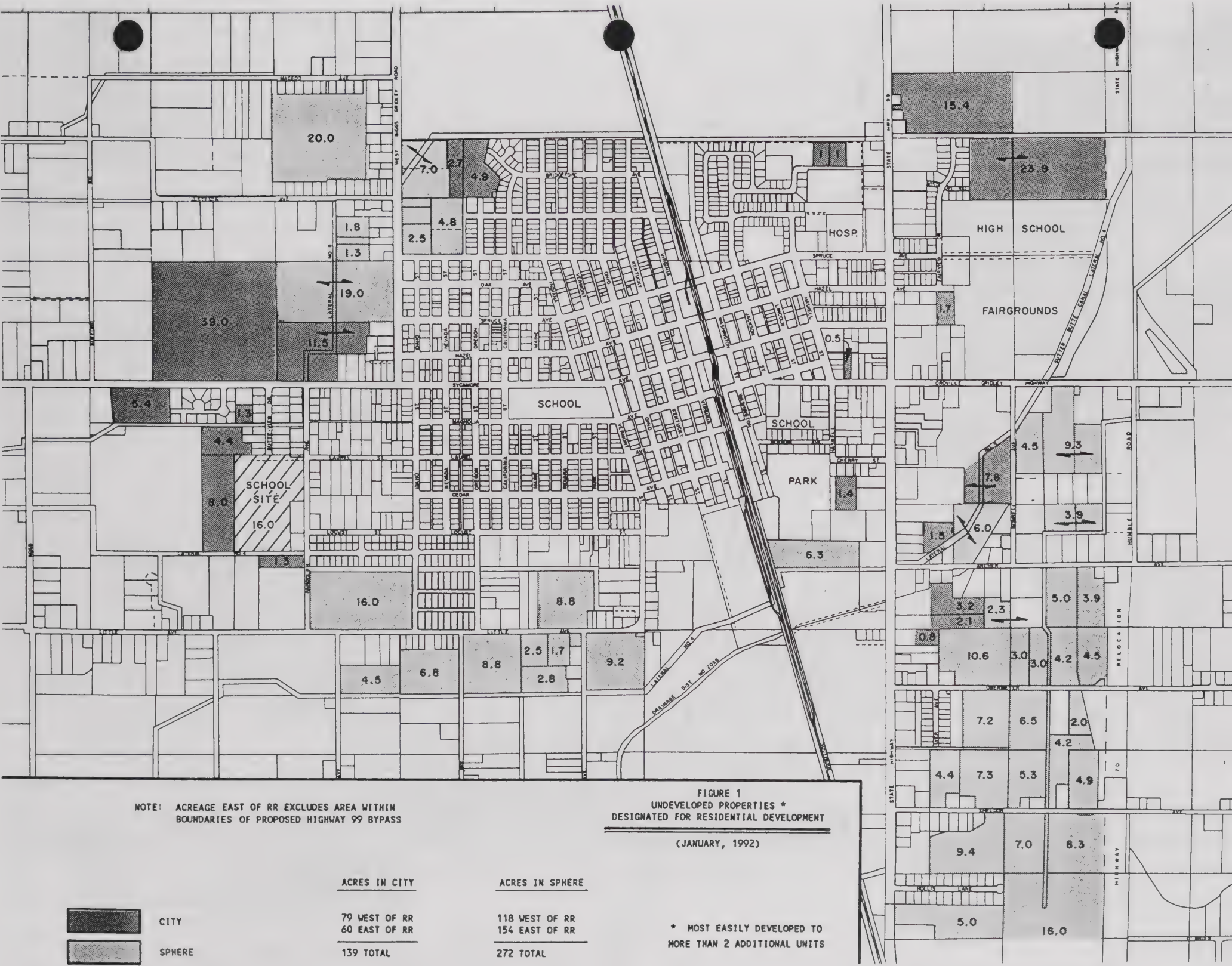
Gary Sannar, Belinda Ruvalcaba

-- Legal Services of Northern California - Andy Holcomb

APPENDIX A:
FIGURES OF PROPERTIES AVAILABLE FOR RESIDENTIAL DEVELOPMENT
AND
IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT

LIST OF FIGURES

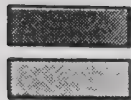
Figure No.	Caption
A	Major Annexations, 1950-1990
1	Undeveloped Properties Designated for Residential Development
2	Zoning / Prezoning of Undeveloped Properties Designated for Residential Development
2 B	General Plan Land Use Designation of Undeveloped Properties Designated for Residential Development
3	Sewer System Features Citywide
4	Drainage and Irrigation Features Citywide
5	Sewer Improvements Proposed for Development Capacity: Southwest Quadrant
6	Drainage Improvements Proposed for Development Capacity: Southwest Quadrant
7	Sewer Improvements Proposed for Development Capacity: Northwest Quadrant
8	Drainage Improvements Proposed for Development Capacity: Northwest Quadrant
9	Roadway Improvements: West of Railroad
10	Sewer Improvements Proposed for Development Capacity: East of Railroad
11	Drainage Improvements Proposed for Development Capacity: East of Railroad
12	Roadway Improvements: East of Railroad
13	Undeveloped Properties Designated for Residential Development: No Major Offsite Sewer, Drainage or Road Improvements Required.
14	Undeveloped Properties Within the City Potentially Available for Residential Development but Designated for Other Uses.



NOTE: ACREAGE EAST OF RR EXCLUDES AREA WITHIN
BOUNDARIES OF PROPOSED HIGHWAY 99 BYPASS

FIGURE 1
UNDEVELOPED PROPERTIES *
DESIGNATED FOR RESIDENTIAL DEVELOPMENT

(JANUARY, 1992)



CITY
SPHERE

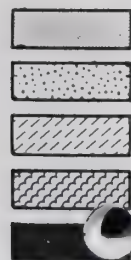
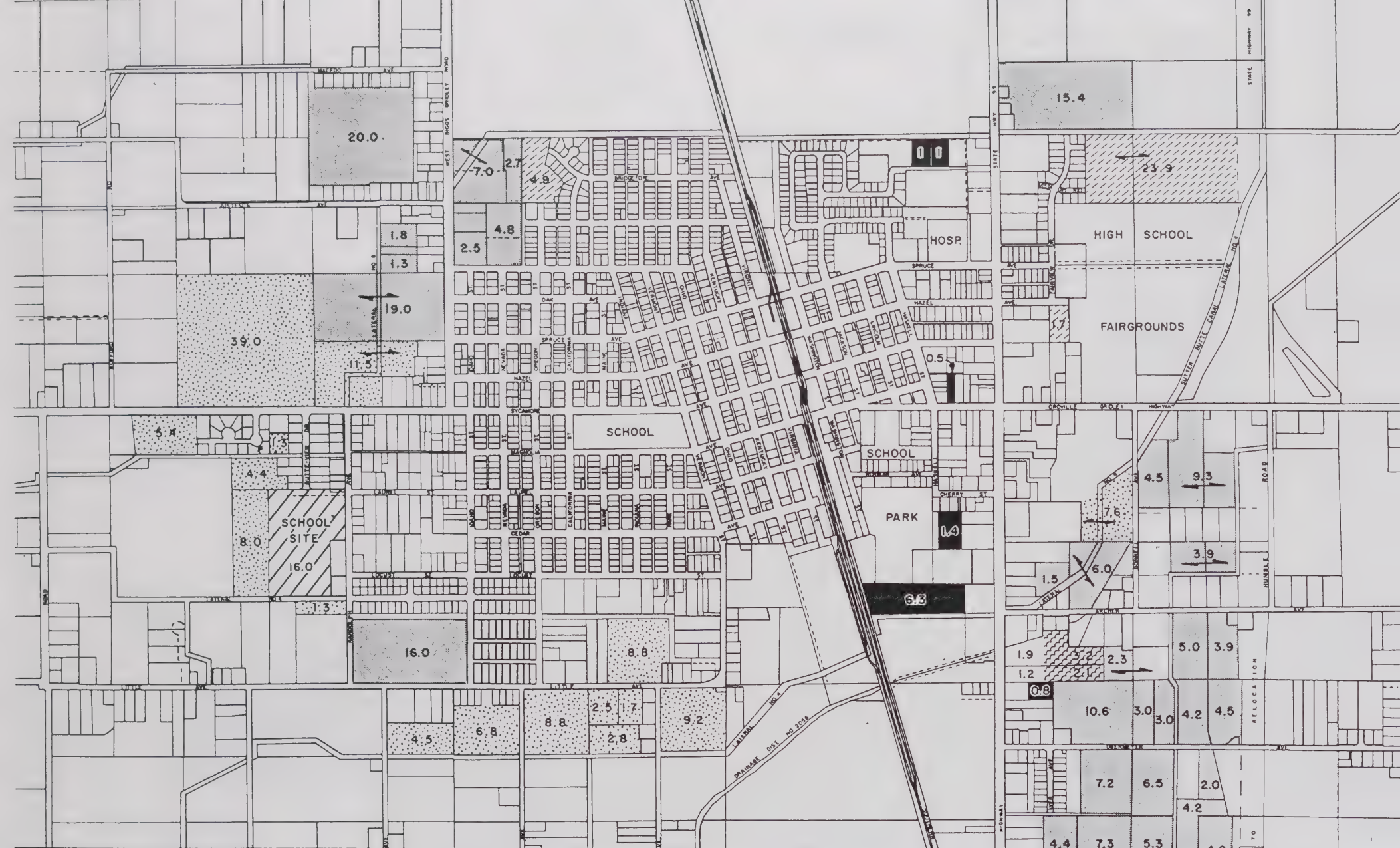
ACRES IN CITY

79 WEST OF RR
60 EAST OF RR
139 TOTAL

ACRES IN SPHERE

118 WEST OF RR
154 EAST OF RR
272 TOTAL

* MOST EASILY DEVELOPED TO
MORE THAN 2 ADDITIONAL UNITS



AR-5 (1DU/5AC)
R-S (30DU/ AC)
R-1 (40DU/ AC)
R-2 (80DU/ AC)
R-3 (150DU/ AC)

CITY ACRES	NEW DU	SPHERE ACRES	NEW DU
20	-	222	-
78	234	45	135
30	120	0	0
5	40	0	0
5	75	6	90
138	469	273	215

FIGURE 2
ZONING / PREZONING:
UNDEVELOPED PROPERTIES
(DESIGNATED FOR RESIDENTIAL DEVELOPMENT)

(JANUARY, 1992)

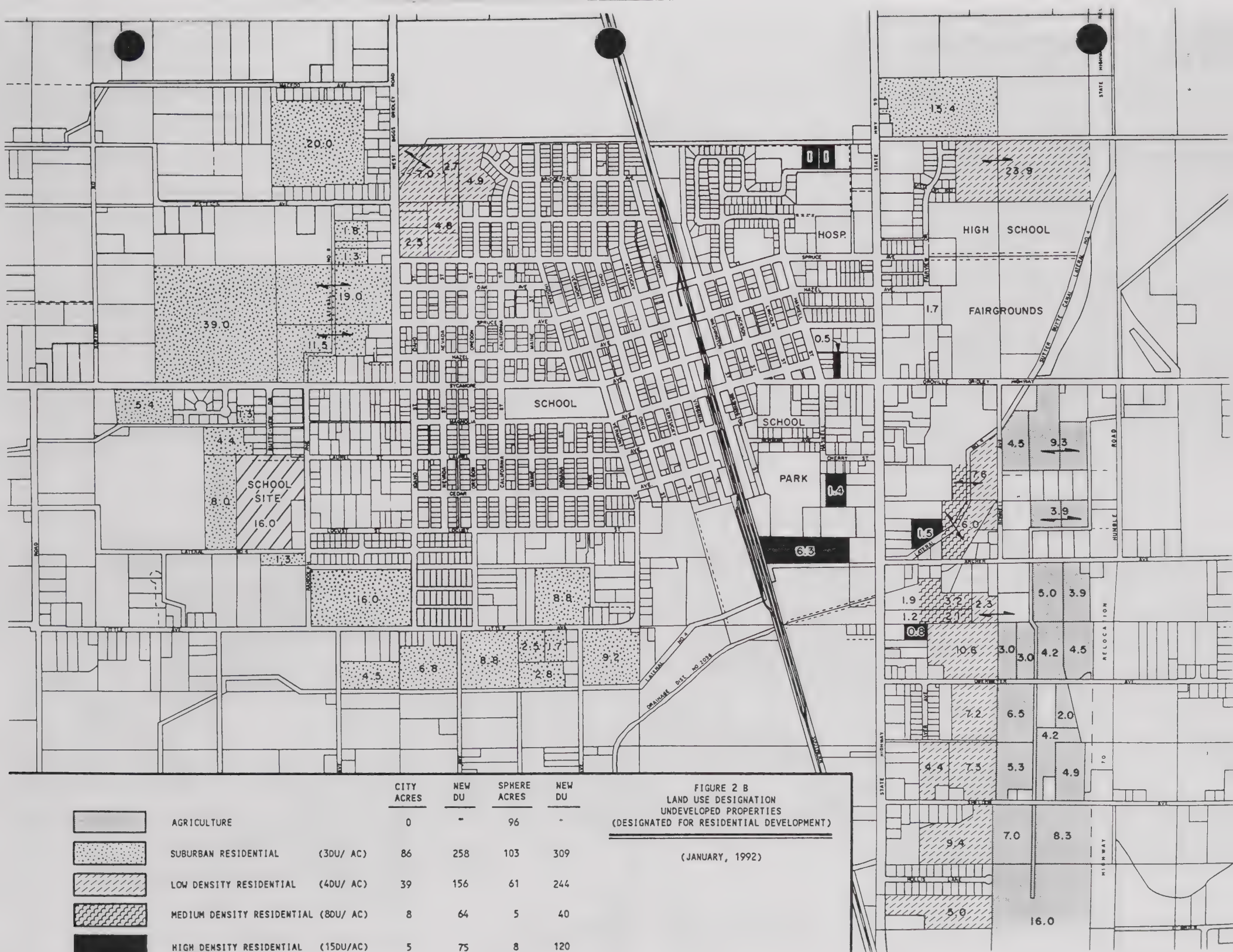


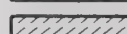

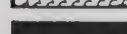


FIGURE 2 B
LAND USE DESIGNATION
UNDEVELOPED PROPERTIES
(DESIGNATED FOR RESIDENTIAL DEVELOPMENT)

(JANUARY, 1992)

		CITY ACRES	NEW DU	SPHERE ACRES	NEW DU
	AGRICULTURE	0	-	96	-
	SUBURBAN RESIDENTIAL (30U/ AC)	86	258	103	309
	LOW DENSITY RESIDENTIAL (40U/ AC)	39	156	61	244
	MEDIUM DENSITY RESIDENTIAL (80U/ AC)	8	64	5	40
	HIGH DENSITY RESIDENTIAL (150U/AC)	5	75	8	120

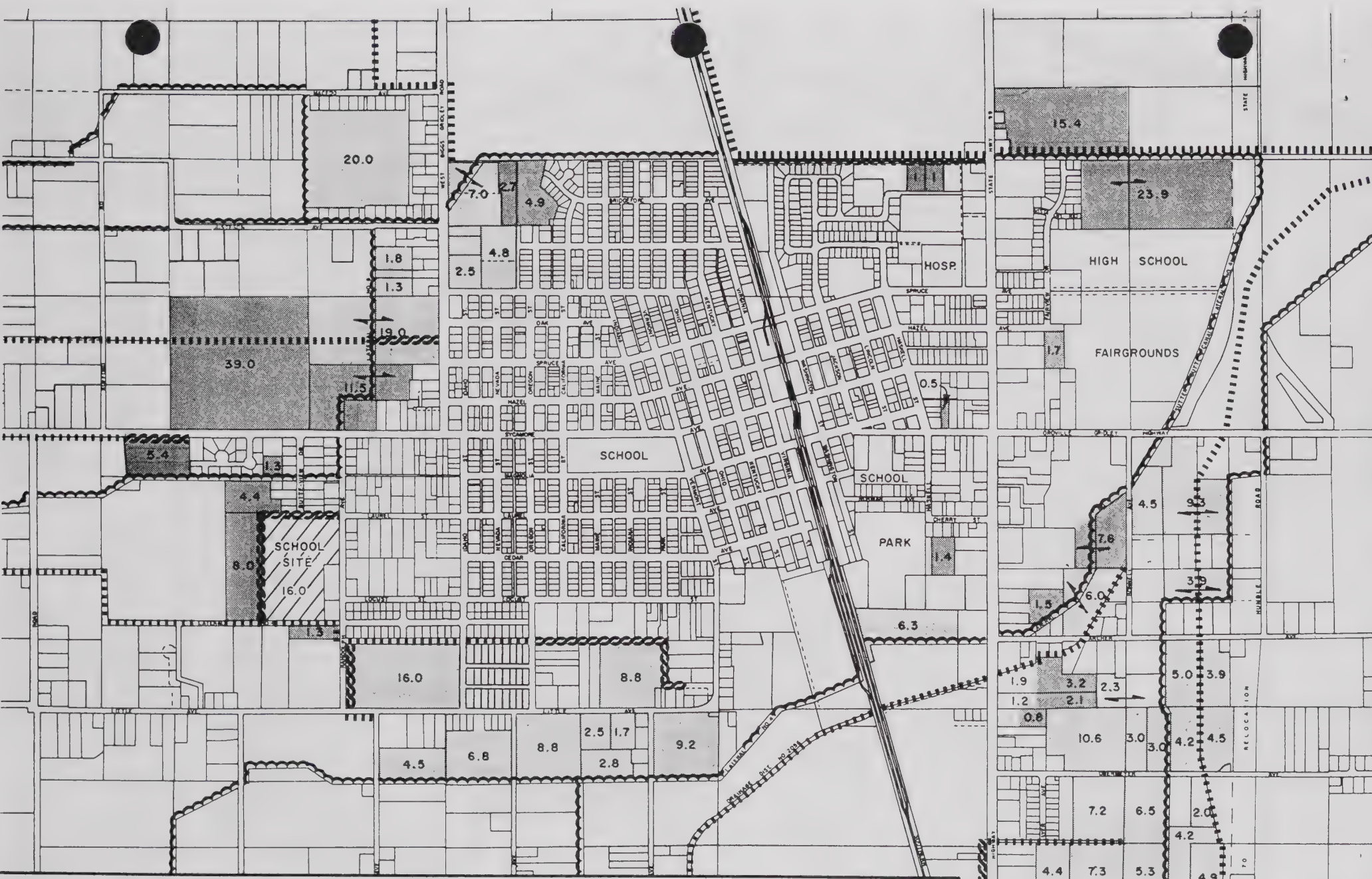
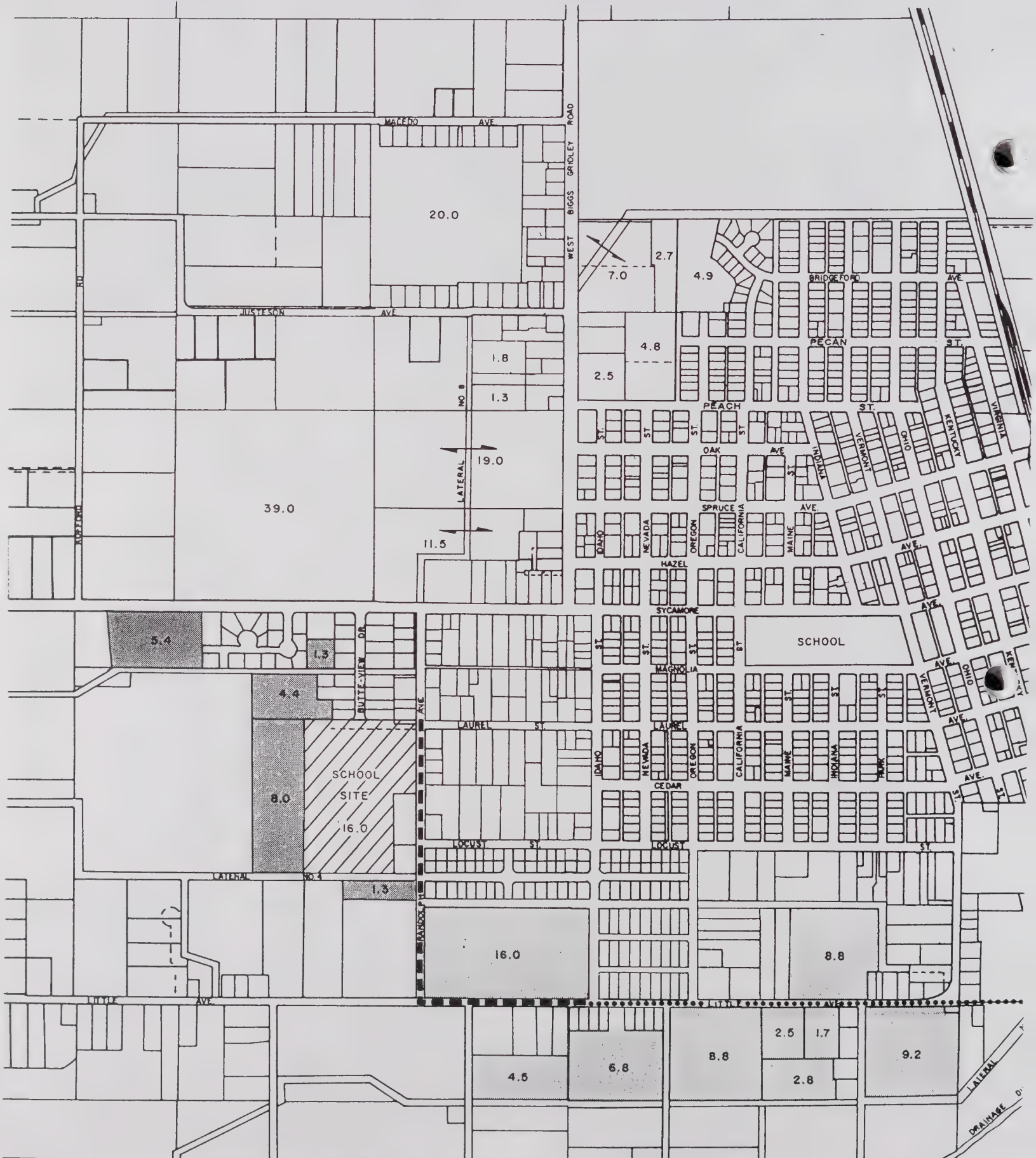


FIGURE 4
DRAINAGE AND IRRIGATION FEATURES:
CITYWIDE
(JANUARY, 1992)

- DRAINAGE DITCH - IMPROVED SIZE >48"; UNDERGROUNDING SUBJECT TO REVIEW
- ~~~~~ DRAINAGE DITCH - IMPROVED SIZE <48"; MUST BE UNDERGROUNDED
- ~~~~~ IRRIGATION CANAL *
- CITY
- SPHERE

* DISTRICTS NOW REQUESTING THAT CANALS BE UNDERGROUNDED
IF ADJACENT TO RESIDENTIAL DEVELOPMENT



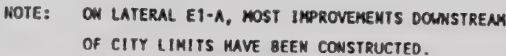
OFFSITE IMPROVEMENT	DISTANCE	COST (1989)
--- RANDOLPH/LITTLE TRUNK SEWER	3,800 LF	\$300,000
..... LITTLE AVENUE FORCE MAIN	2,900 LF	\$120,000
<u>DEVELOPABLE ACRES TRIBUTARY TO ONE OR BOTH IMPROVEMENTS</u>		
ACRES IN CITY → 20 RESIDENTIAL = TOTAL 36		
16 SCHOOL		
ACRES IN SPHERE → 61 RESIDENTIAL = TOTAL 61		

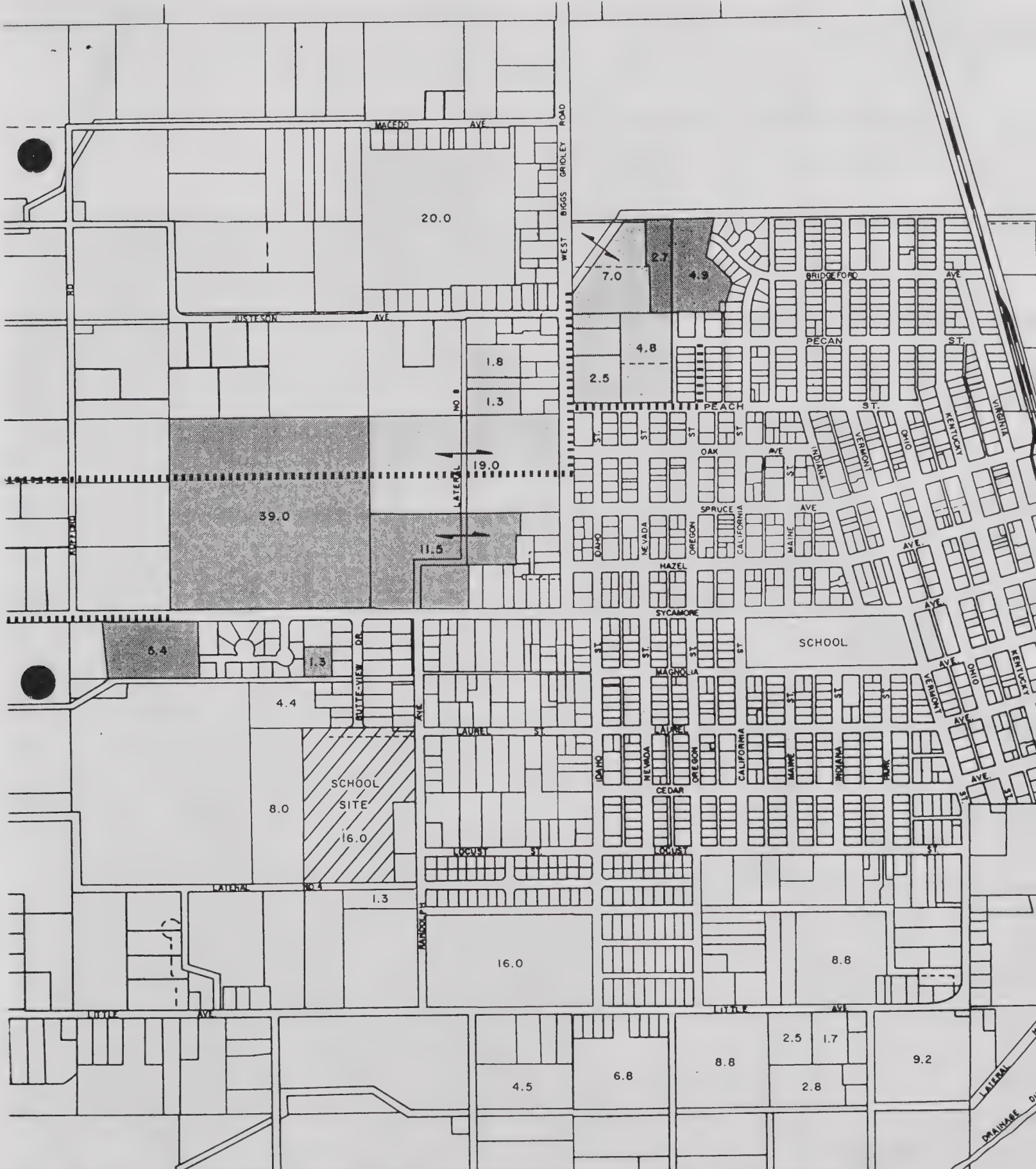
FIGURE 5
SEWER IMPROVEMENTS
PROPOSED FOR DEVELOPMENT CAPABILITY

SOUTHWEST QUADRANT
(JANUARY, 1992)

REIMBURSEMENT: NOT COMPUTED

* CITY ENGINEER ESTIMATES THAT RANDOLPH
LIFT STATION AND LITTLE AVENUE FORCE MAIN
EACH HAVE CAPACITY FOR +/- 30 UNITS





OFFSITE IMPROVEMENTS
LATERAL E-1 *

DISTANCE
7,000 LF +

COST (1989)
\$.5 - 1 MILLION

■■■■■■■■■■

DRAINAGE IMPROVEMENTS

DEVELOPABLE ACREAGE TRIBUTARY TO LATERAL E-1



CITY ACRES = 63



SPHERE ACRES = 37

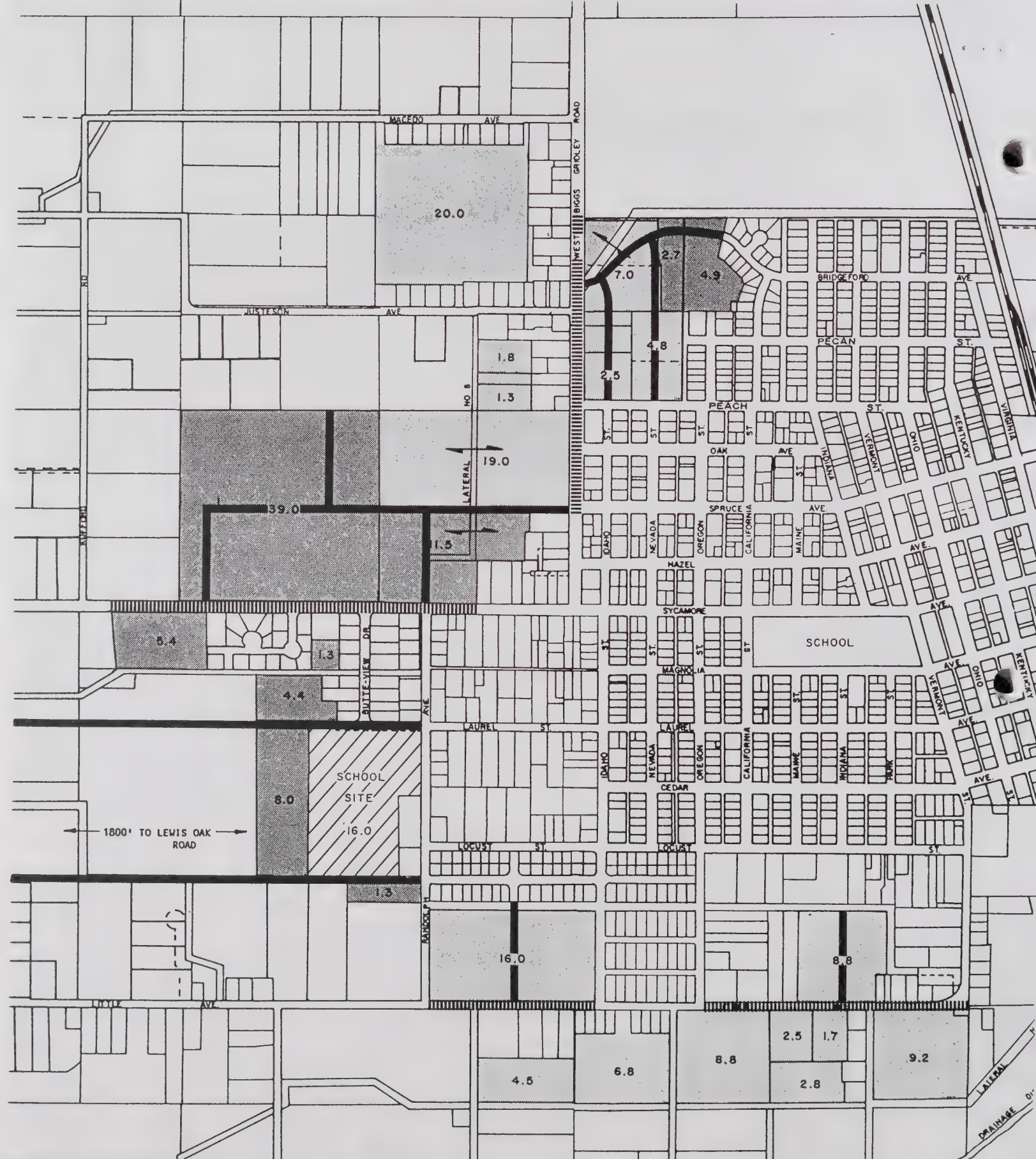
FIGURE 8
DRAINAGE IMPROVEMENTS
PROPOSED FOR DEVELOPMENT CAPABILITY




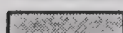
NORTHWEST QUADRANT

(JANUARY, 1992)

REIMBURSEMENT: \$2000 MAXIMUM FOR EACH ACRE OF
NEW DEVELOPMENT IN TRIBUTARY AREA.

* INCLUDES SUBSTANTIAL ENLARGING OF OPEN DITCH TO WADE ROAD,
CONSTRUCTION OF NEW BOX CULVERT FOR TRAYNOR CANAL,
AND ENLARGEMENT OF 2-4 ROADWAY CULVERTS



-  CONSTRUCT NEW ROADS
-  RESTRICTED ACCESS ROADS *
-  CITY
-  SPHERE

NOTES: 1800' TO LEWIS OAK

FIGURE 9
ROADWAY IMPROVEMENTS
WEST OF RAILROAD
(JANUARY, 1992)
SPECIFIED ONSITE IMPROVEMENTS

* REQUIRES DOUBLE FRONTAGE LOTS,
MAY REQUIRE RELOCATION OF POWER POLES

FIGURE 10
SEWER IMPROVEMENTS
PROPOSED FOR DEVELOPMENT CAPABILITY

EAST OF RAILROAD
(JANUARY, 1992)

* ESTIMATED CAPACITY OF EXISTING
INFRASTRUCTURE IS ± 30 UNITS
RESIDENTIAL EQUIVALENTS

OFFSITE IMPROVEMENTS:

— — — — — HIGHWAY 99 TRUNK LINE
DISTANCE = 4,300 LF
COST (1989) = \$350,00



REGIONAL LIFT STATION
COST (1989) = \$200,00

REIMBURSEMENT: NOT COMPUTED

EXISTING INFRASTRUCTURE:

..... EXISTING GRAVITY
TRUNK LINE



CENTRAL COLLECTION
POINT FOR GRAVITY FLC

DEVELOPABLE ACRES TRIBUTARY
TO PROPOSED IMPROVEMENTS

ACRES IN CITY



58 RESIDENTIAL



22 COMMERCIAL

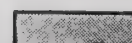


5 MANUFACTURING

TOTAL

85

ACRES IN SPHERE



155 RESIDENTIAL

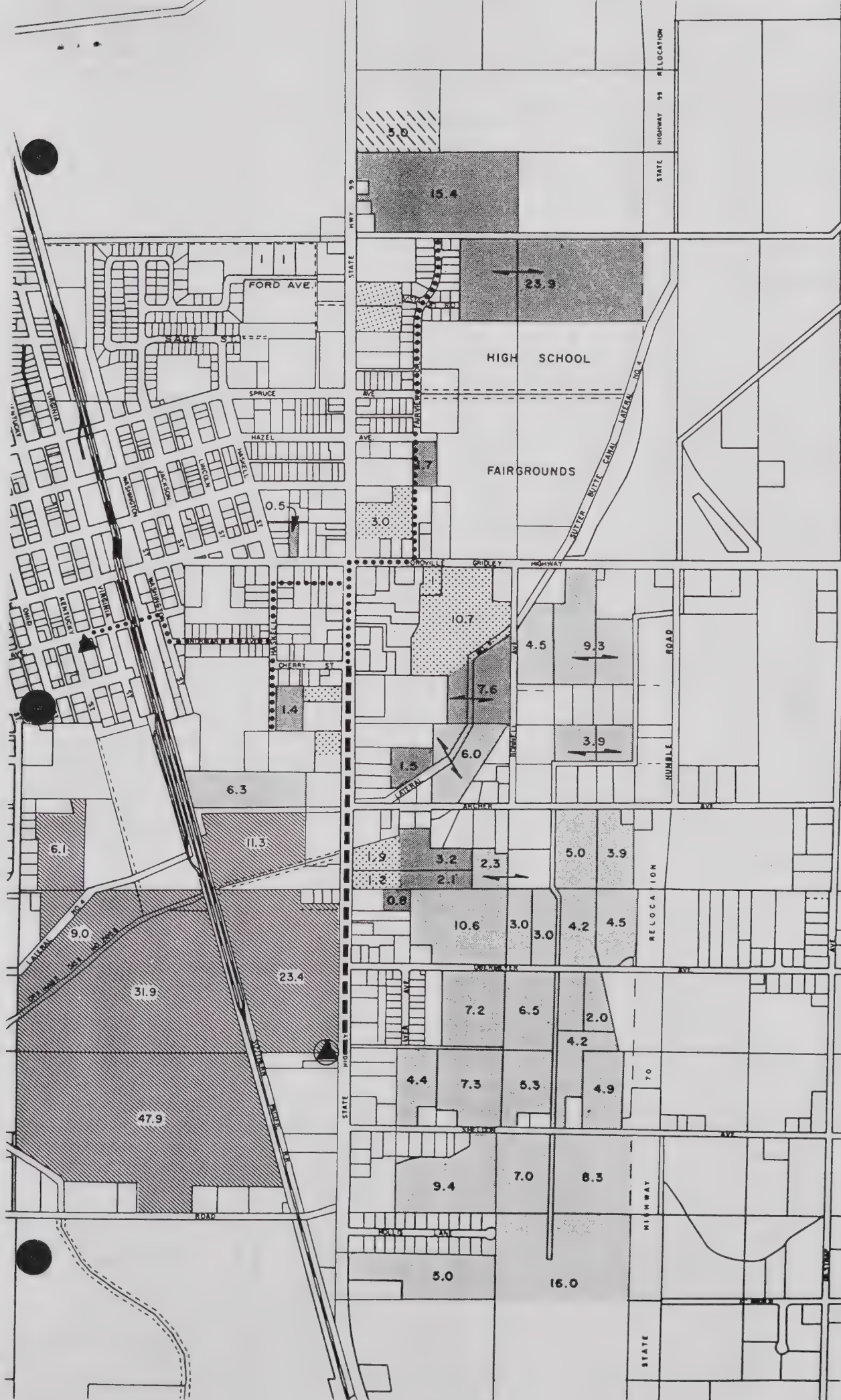
0 COMMERCIAL



130 MANUFACTURING

TOTAL

285



DRAINAGE IMPROVEMENTS PROPOSED FOR DEVELOPMENT CAPABILITY

EAST OF RAILROAD

(JANUARY, 1992)

AREA IS TRIBUTARY TO DRAINAGE DISTRICT #1, AND IS NOT INCLUDED IN MASTER DRAINAGE STUDY - ADDITIONAL IMPROVEMENTS ARE NOT IDENTIFIED

OFFSITE
IMPROVEMENT = TRUCK COLLECTION
LINE

DISTANCE = 3,000 LF

COST (1989) = \$200,000

DEVELOPABLE ACRES
TRIBUTARY TO IMPROVEMENT

ACRES IN CITY AND SPHERE COMBINED

8 RESIDENTIAL

0 COMMERCIAL

10+ MANUFACTURING

OFFSITE
IMPROVEMENT = TRUNK COLLECTION
LINE

DISTANCE = 2600 LF

COST = \$150,000

DEVELOPABLE ACRES
TRIBUTARY TO IMPROVEMENT

ACRES IN CITY AND SPHERE COMBINED

8 RESIDENTIAL

14 COMMERCIAL

0 MANUFACTURING

REIMBURSEMENT:

\$2160 MAXIMUM FOR EACH ACRE
OF NEW DEVELOPMENT IN
TRIBUTARY AREA

PROPOSED STRUCTURE

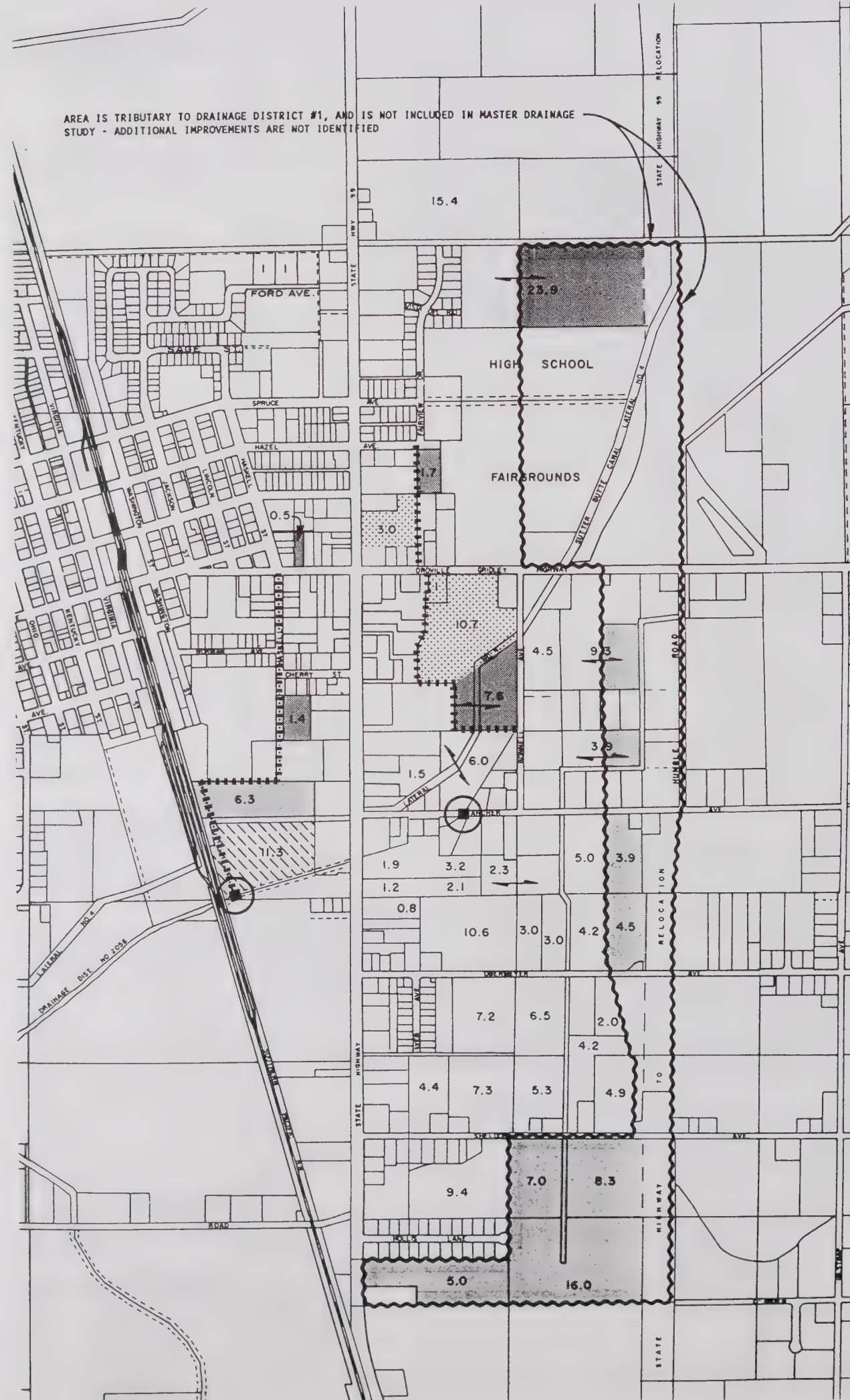
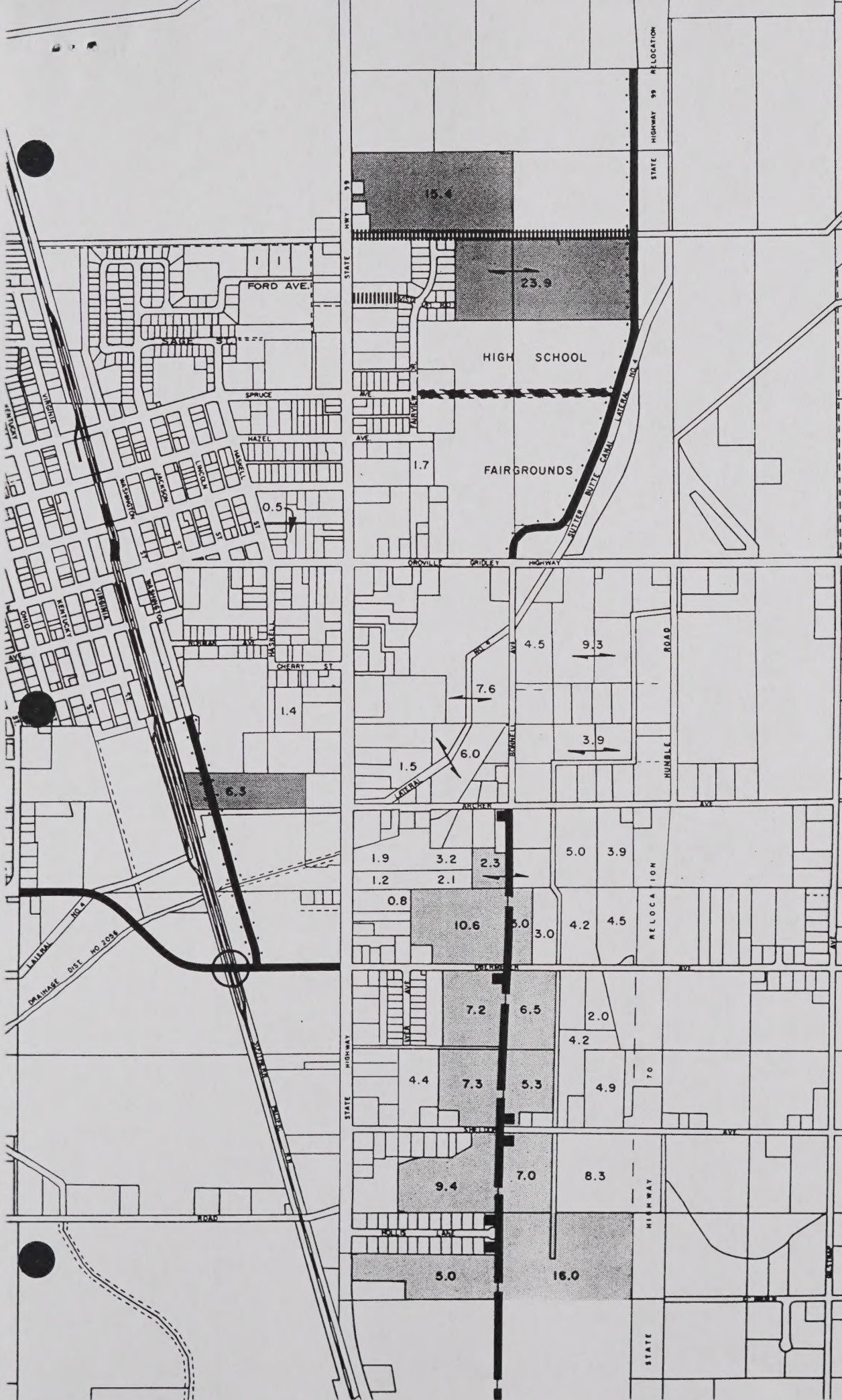




FIGURE 12
ROADWAY IMPROVEMENTS
EAST OF RAILROAD



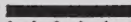



SPECIFIED ONSITE
AND
OFFSITE IMPROVEMENTS
(JANUARY, 1992)



IMPROVEMENT	*ACRES	COST
FAIRVIEW ACCESS.....	40	NO ESTIMATE
SPRUCE STREET EXTENSION.....	0	NO ESTIMATE
HIGHWAY 99 FRONTAGE.....	24	NO ESTIMATE
WASHINGTON STREET.....	41	NO ESTIMATE
OBERMEYER/LITTLE RAILROAD OVERCROSSING.....	55	\$1.2 MILLI



-  CITY
-  SPHERE

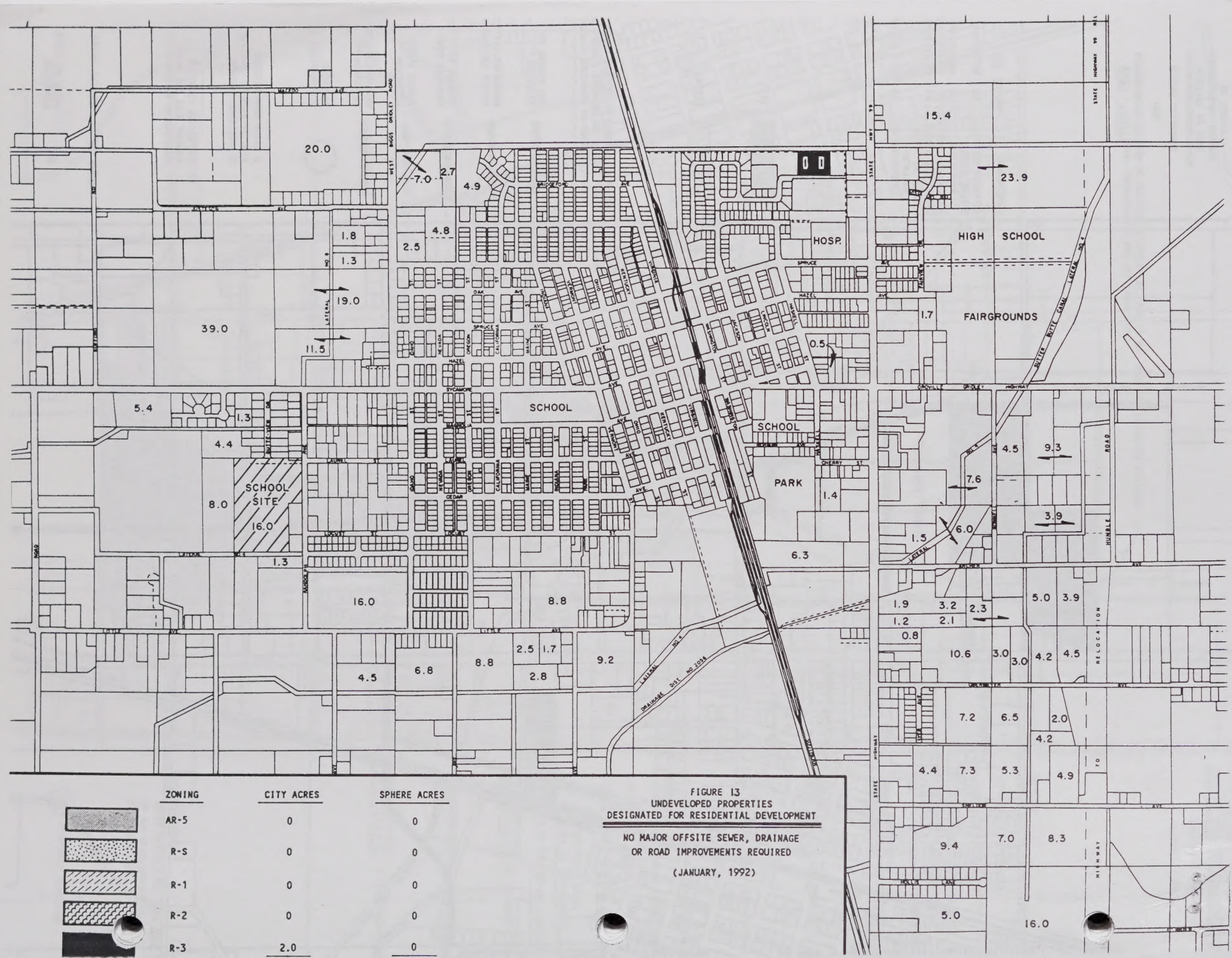
* UNDEVELOPED ACRES OF PRIVATE PROPERTY
WITH FRONTAGE ON PROPOSED ROADWAY C
DIRECTLY SERVED BY PROPOSED ROADWAY

-  2ND ACCESS TO
FAIRVIEW *
-  OBERMEYER/LITTLE
AVENUE EXTENSION
-  HIGHWAY 99
FRONTAGE ROAD
-  SPRUCE STREET
EXTENSION
-  WASHINGTON STREET
EXTENSION **
-  RAILROAD
OVERCROSSING

* 2 LARGE OPEN DITCHES
SIDE BY SIDE IN LOCATION
OF NORTHERN ROADWAY

** PROPERTIES FRONTING
HIGHWAY WILL NOT HAVE
FRONTAGE ON RAILROAD

-  BONNELL AVENUE
-  HOUSE OR OTHER
STRUCTURE



ZONING

CITY ACRES

SPHERE ACRES

AR-5

0

0

R-S

0

0

R-1

0

0

R-2

0

0

R-3

2.0

0

FIGURE 13
UNDEVELOPED PROPERTIES
DESIGNATED FOR RESIDENTIAL DEVELOPMENT

NO MAJOR OFFSITE SEWER, DRAINAGE
OR ROAD IMPROVEMENTS REQUIRED

(JANUARY, 1992)

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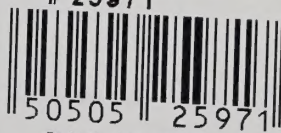
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